



PROPERTY DESCRIPTION

89 Pratt St is a newly built-out cigar lounge featuring a modern HVAC and advanced air filtration system. The space offers front-facing retail with a dedicated lounge area in the rear, built-out bathrooms, and in-place décor including glass shelving and a finished counter. Turnkey and well laid out, it’s an ideal opportunity for a cigar or smoking lounge, or a bar concept looking for a polished, ready-to-open space on Pratt Street.

PROPERTY HIGHLIGHTS

Prime Pratt Street frontage, steps from PeoplesBank Arena

Fully built-out cigar lounge

Located on the ground floor of 97 Luxury apartments and directly across from UConn student housing

High visibility, historic charm and strong co-tenancy

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	1,770 SF
Building Size:	1,770 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,094	2,546	9,769
Total Population	1,607	3,931	21,210
Average HH Income	\$101,767	\$92,486	\$58,473

Kevin Kenny

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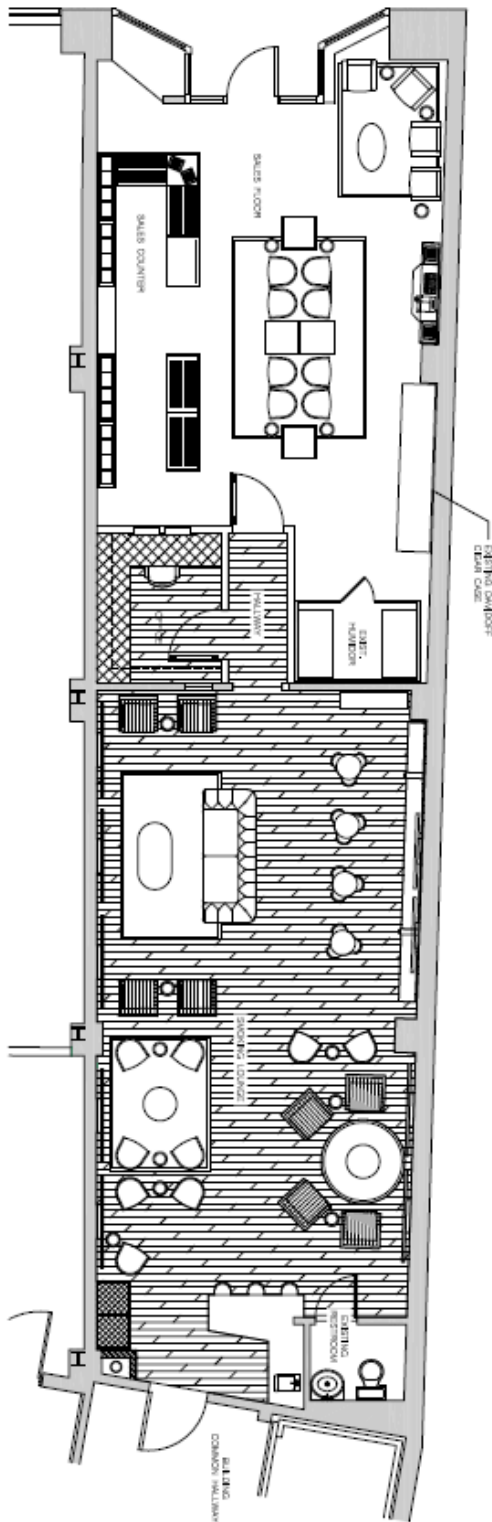
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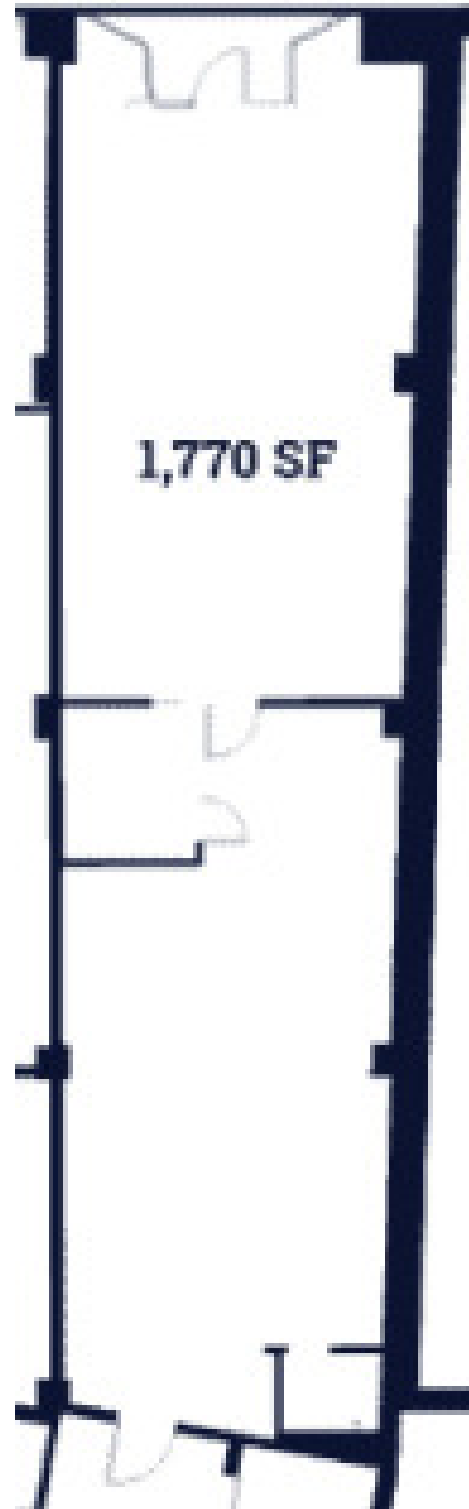
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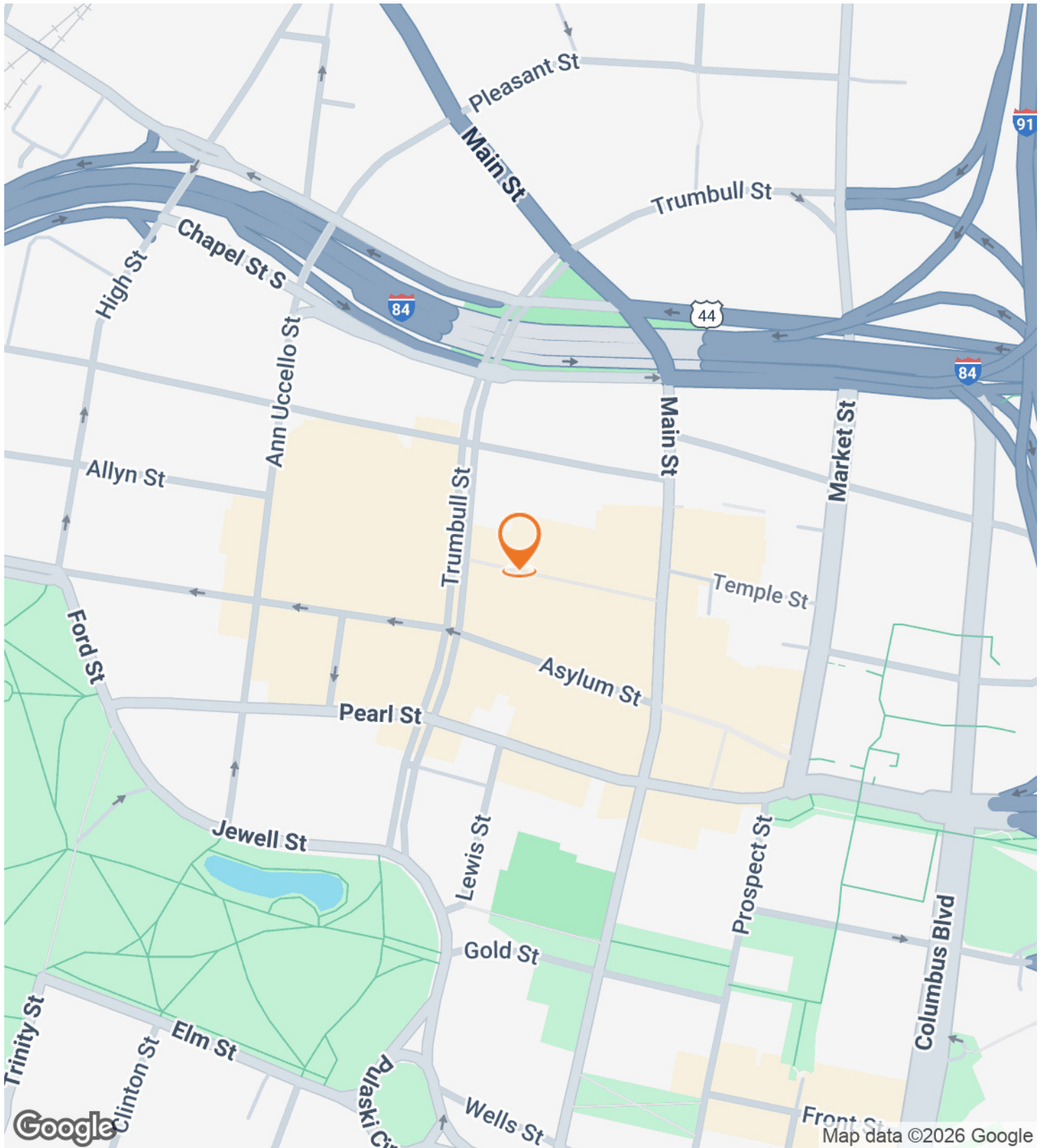
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