



Sale Price  
\$895,000

## 2 Main Street Manchester, CT 06042

±8,070 sf retail storefront located close to Manchester's Central Business District

2 Main Street is a single story ±8,070 sf retail storefront on 0.56 acres. The property has one dock level 8' x 8' overhead door and one 8' x 8' drive-in overhead door.

### Features

- ±8,070 sf retail storefront on 0.56 acres
- One dock level 8' x 8' overhead door
- One 8' x 8' drive-in overhead door
- Convenient access to I-84
- Zoned General Business (GB)
- 2,200 sf rental unit currently on a month-to-month lease

### Christian Dietz

860 616 4028 direct  
860 877 5880 cell  
christian.dietz@colliers.com

### Bob Pagani

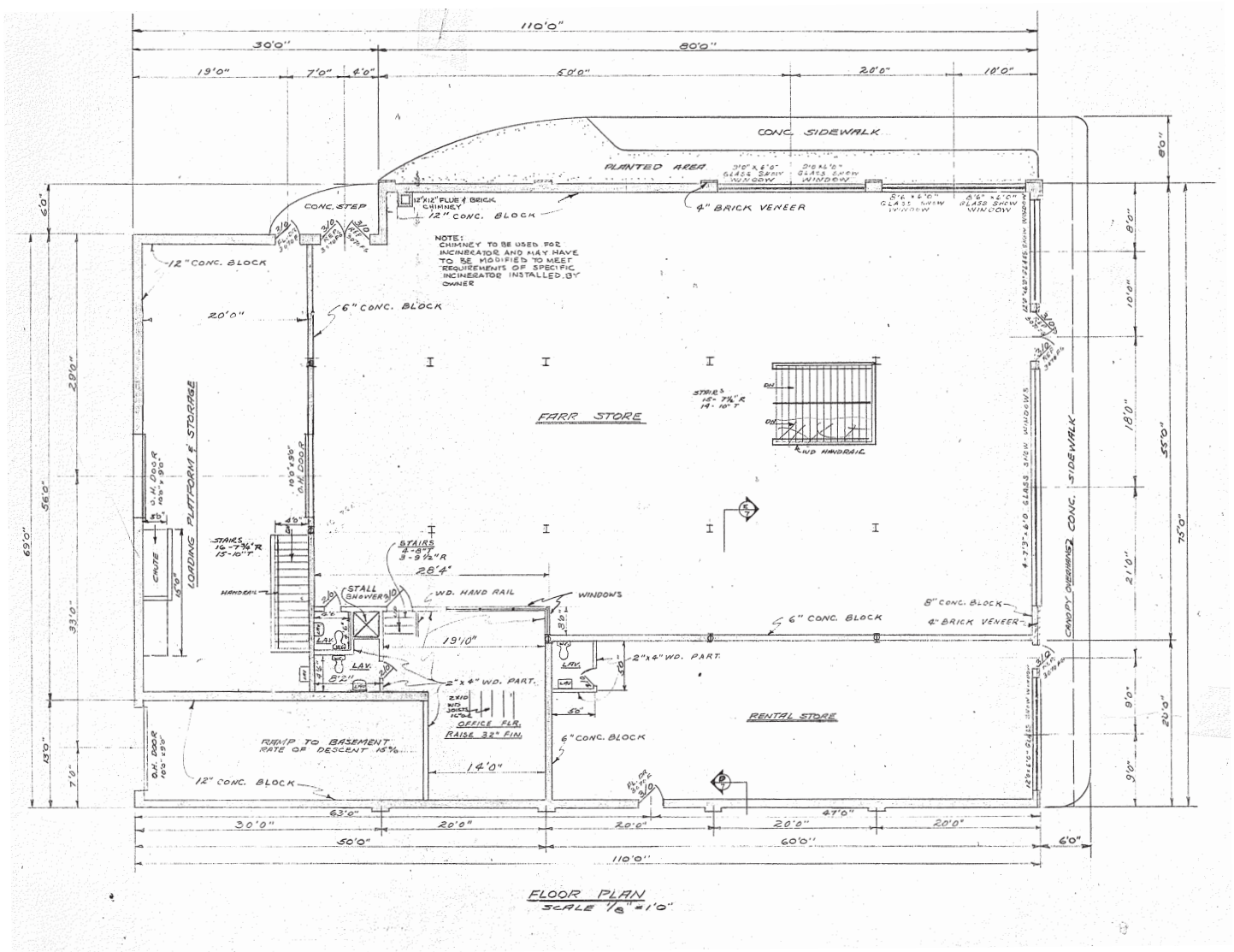
860 616 4024 direct  
860 983 3949 cell  
bob.pagani@colliers.com

864 Wethersfield Avenue  
Hartford, CT 06114  
860 249 6521 Main

colliers.com/hartford

Copyright © 2021 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

# Floor Plan



**Christian Dietz**  
860 616 4028 direct  
christian.dietz@colliers.com

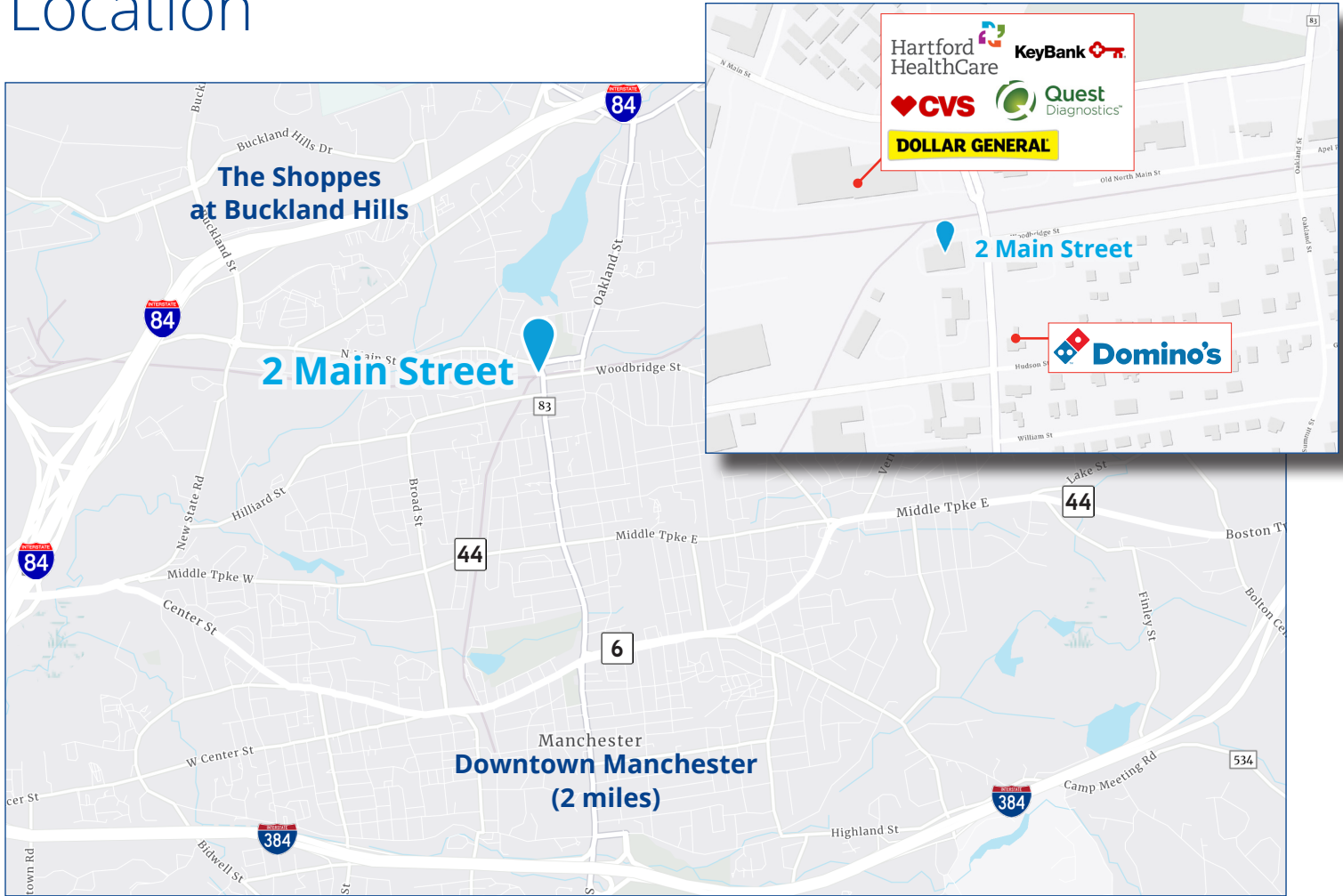
**Bob Pagani**  
860 616 4024 direct  
bob.pagani@colliers.com

864 Wethersfield Avenue  
Hartford, CT 06114  
860 249 6521 Main

colliers.com/hartford



# Location



# Demographics

	Pop.	HH	Avg HH \$
1 Mile	12,782	5,376	\$93,744
3 Miles	66,715	28,155	\$98,544
5 Miles	125,488	50,982	\$106,816

## TRAFFIC COUNTS

Main St & Hudson St S	17,487vpd
Main St & Woodbridge St S	16,676vpd
Main St & Williams St S	13,277vpd



**Christian Dietz**  
860 616 4028 direct  
christian.dietz@colliers.com

**Bob Pagani**  
860 616 4024 direct  
bob.pagani@colliers.com

864 Wethersfield Avenue  
Hartford, CT 06114  
860 249 6521 Main

colliers.com/hartford