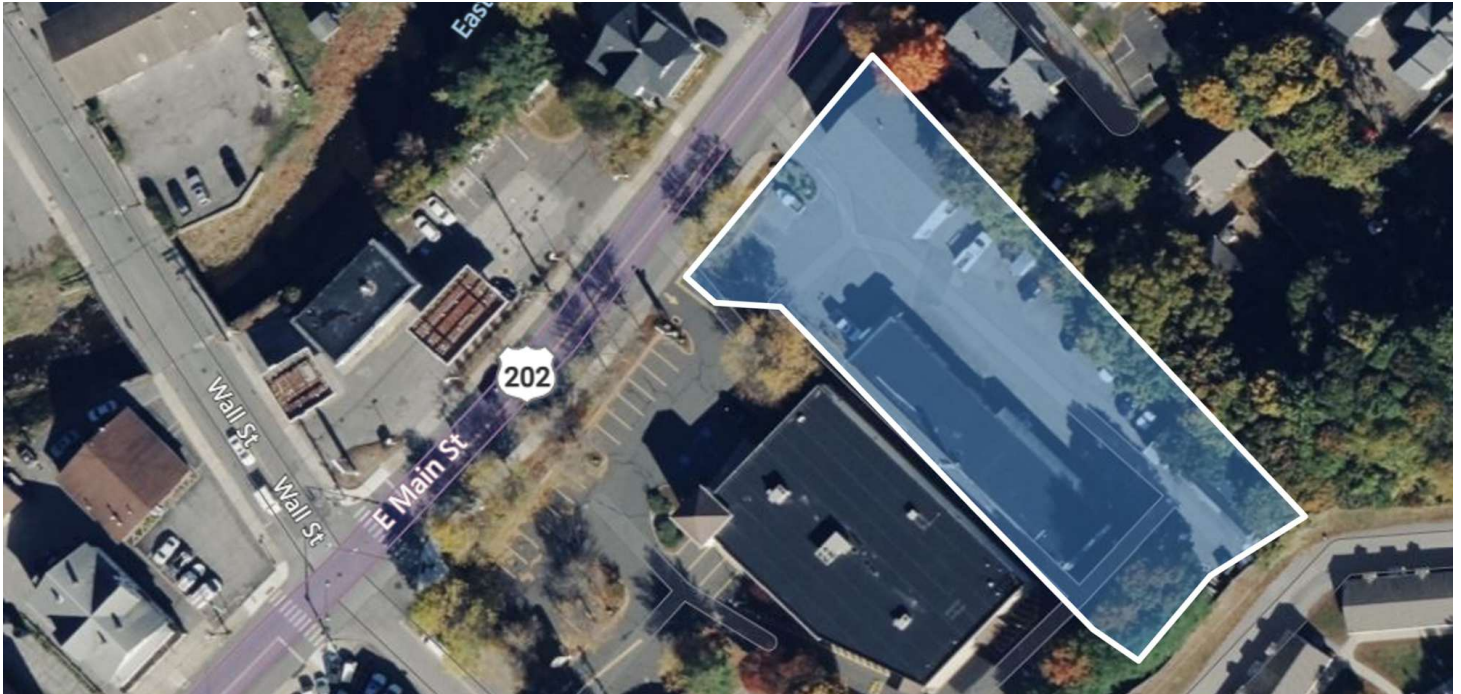


SALE

REDEVELOPMENT SITE OPPORTUNITY

Torrington, CT 06790



PROPERTY DESCRIPTION

Highest and best use for this prominent property is as a redevelopment site. Two existing buildings currently sit on the +/- .86 acres on very busy East Main Street in Torrington, CT. East Main is also known as CT Route 202 and sees 18,000 VPD. This property sits adjacent to and shares an entrance with a new Dollar Tree location. A deep lot allows for ample parking and stacking should a drive thru be needed. Perfect for a restaurant, bank, medical, office, or retail use. A Buyer may leave Tenants in place while they work thru their approval process. Torrington is one of the nation's largest micropolitan serving over 180,000 people. DO NOT approach any occupants of the two buildings on site.

PROPERTY HIGHLIGHTS

- Highly visible site
- Level, dry, easy to work with lot
- 18,000 VPD
- Route 202 is a major artery through town

OFFERING SUMMARY

Sale Price:	\$925,000
Number of Units:	3
Lot Size:	0.88 Acres
Building Sizes:	10,420 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,723	14,838	18,292
Total Population	14,696	33,530	42,009
Average HH Income	\$77,411	\$91,405	\$101,178

Mario Longobucco
860 307 5945
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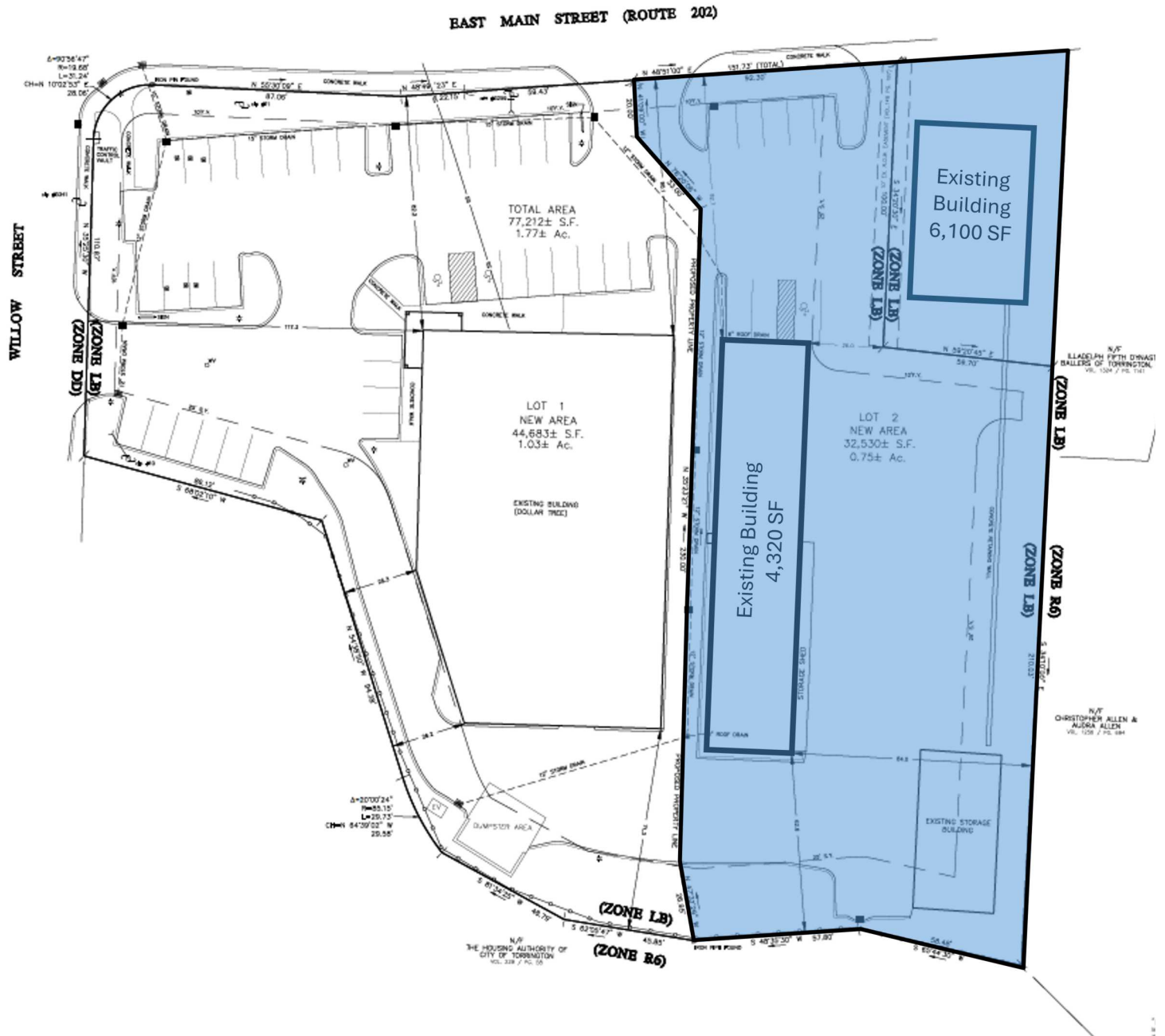


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COMMERCIAL
REALTY

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REDEVELOPMENT SITE OPPORTUNITY

218 B and 224 E Main St Torrington, CT 06790



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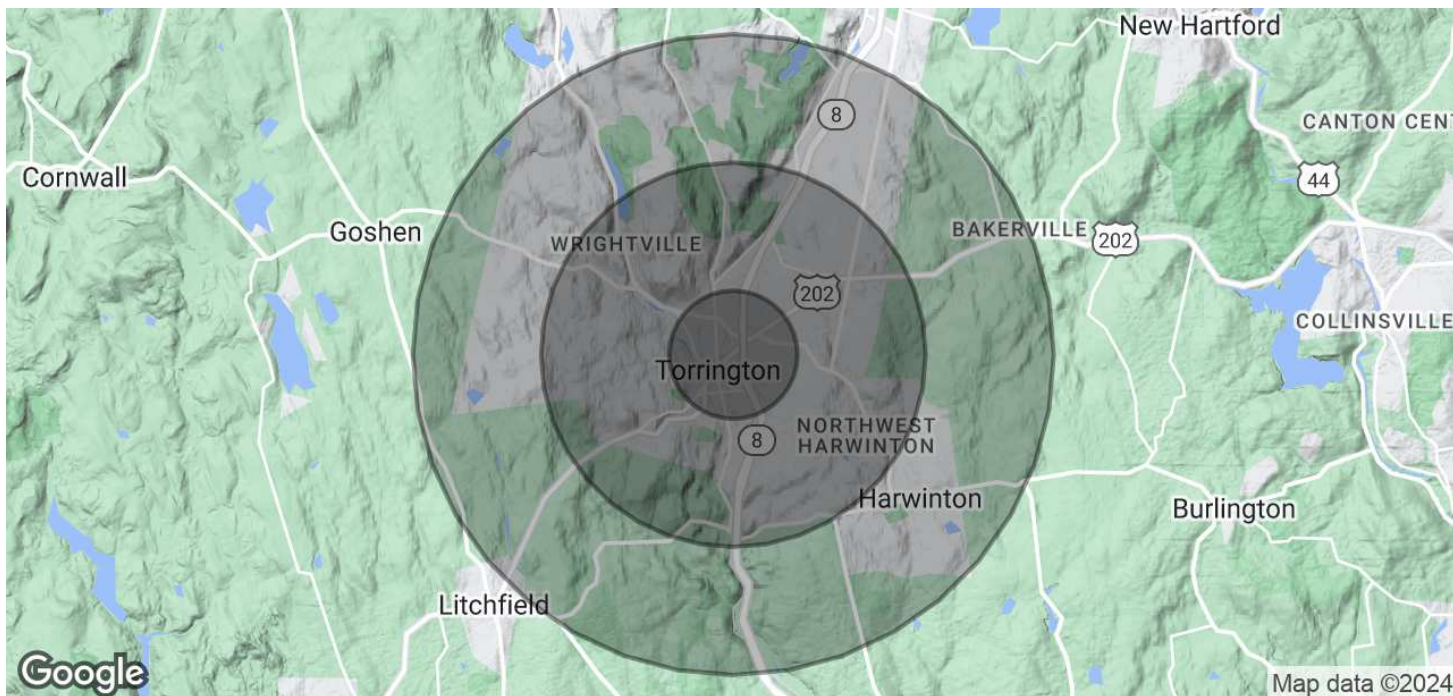
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SALE

REDEVELOPMENT SITE OPPORTUNITY

Torrington, CT 06790



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,696	33,530	42,009
Average Age	42	44	44
Average Age (Male)	41	43	43
Average Age (Female)	43	45	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,723	14,838	18,292
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$77,411	\$91,405	\$101,178
Average House Value	\$224,065	\$255,176	\$276,240

TRAFFIC COUNTS

18,000/day

Demographics data derived from AlphaMap

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