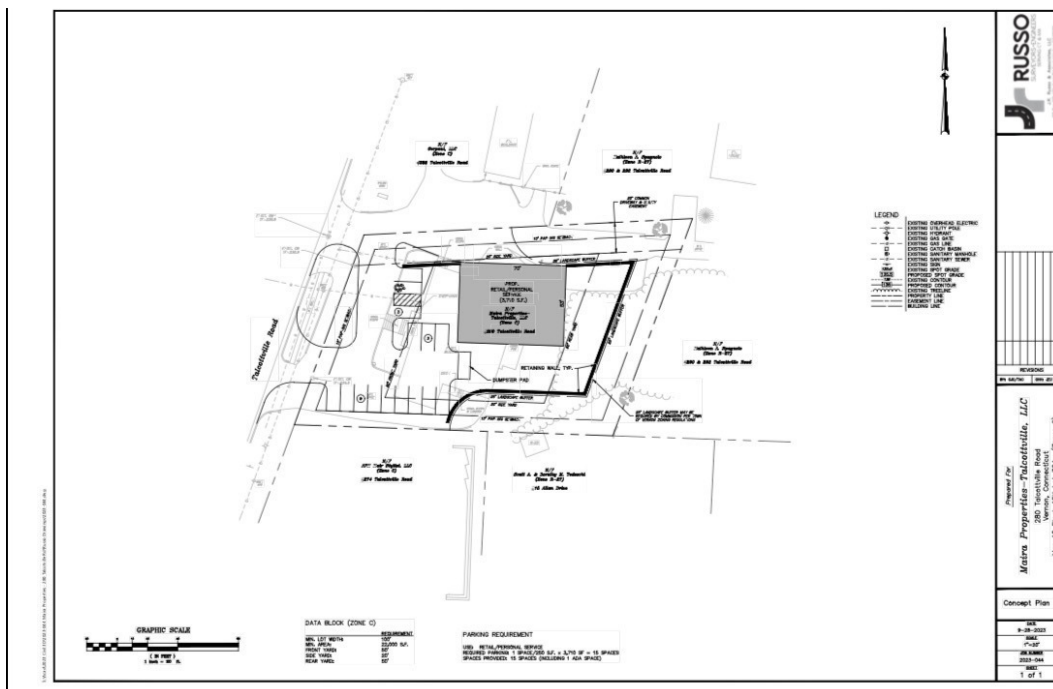


LEASE

280 TALCOTTVILLE RD

280 Talcottville Rd Vernon Rockville, CT 06066



PROPERTY DESCRIPTION

Ground Lease for Retail, Banking, or Medical Walk In

PROPERTY HIGHLIGHTS

- Busy Route 83 retail corridor
- Commercial Zone
- 30,000 vehicles per day
- Highly visible
- Area of new development
- Drive-Thru Potential

OFFERING SUMMARY

Lease Rate: \$85,000.00 per year (Ground)

Number of Units: 5

Available SF: 0.55 Acres

Lot Size: 0.55 Acres

| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 20,897 | 44,856 | 118,319 |
| Total Population | 47,779 | 105,149 | 289,574 |
| Average HH Income | \$124,337 | \$119,705 | \$118,410 |

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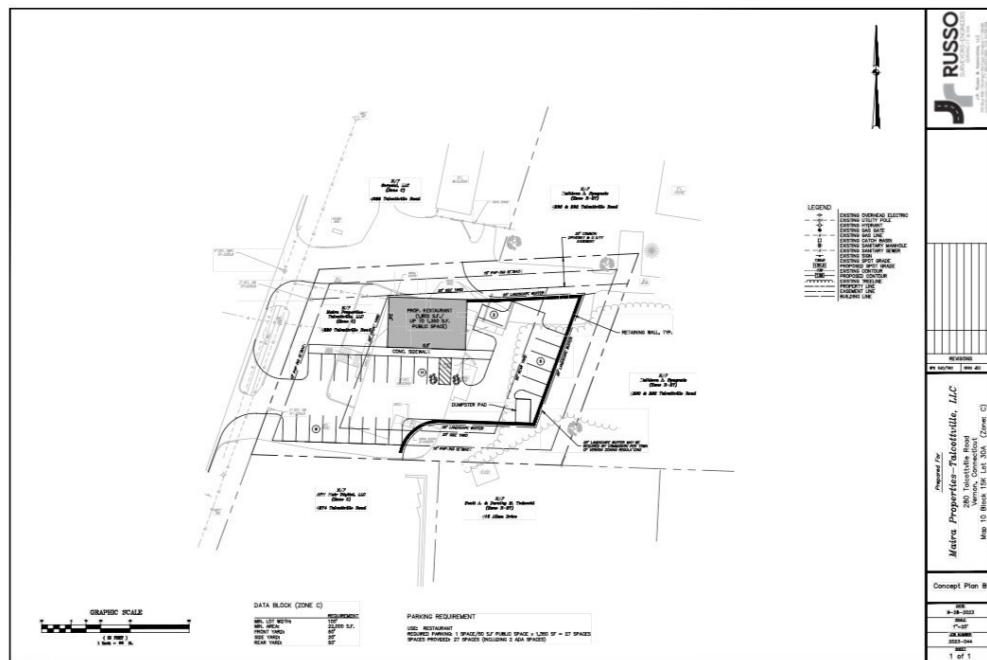
COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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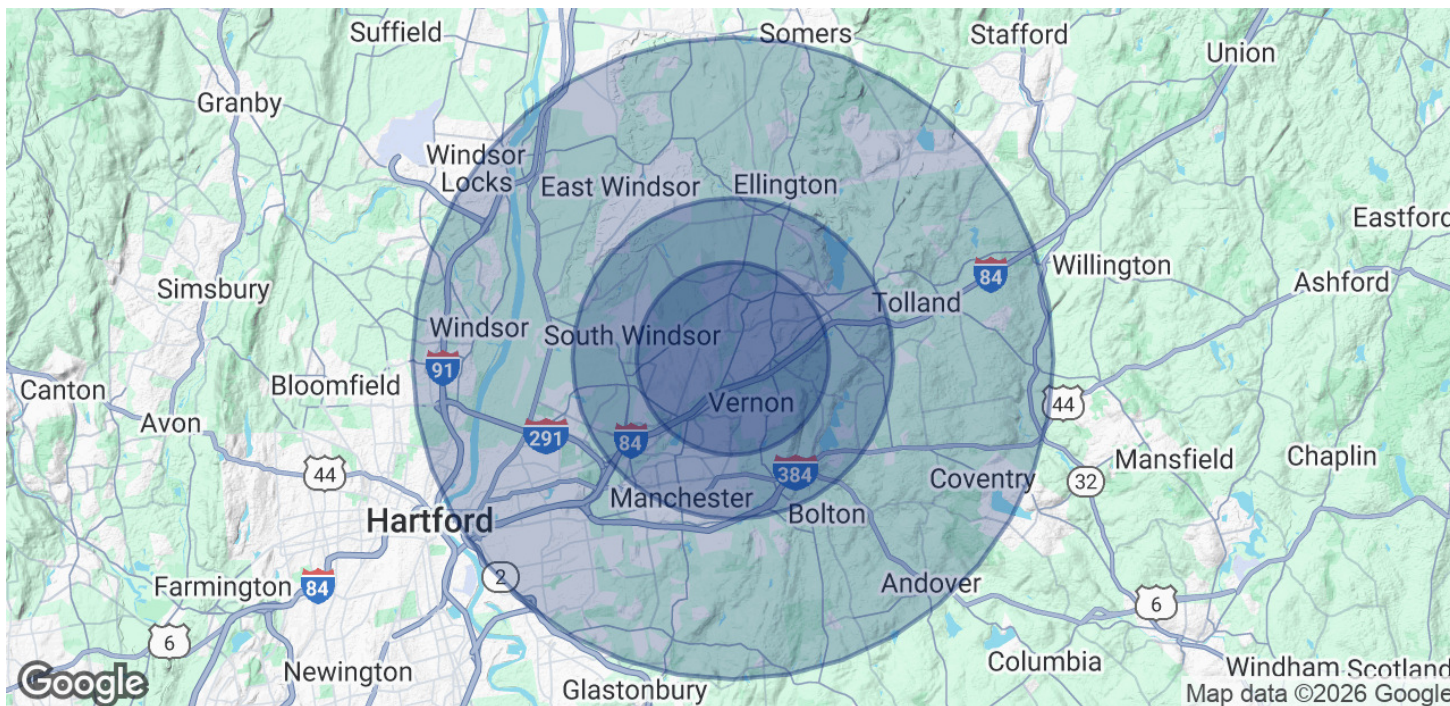
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| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 47,779 | 105,149 | 289,574 |
| Average Age | 43 | 42 | 42 |
| Average Age (Male) | 41 | 40 | 41 |
| Average Age (Female) | 44 | 43 | 43 |

| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 20,897 | 44,856 | 118,319 |
| # of Persons per HH | 2.3 | 2.3 | 2.4 |
| Average HH Income | \$124,337 | \$119,705 | \$118,410 |
| Average House Value | \$309,225 | \$302,478 | \$305,769 |

Demographics data derived from AlphaMap

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