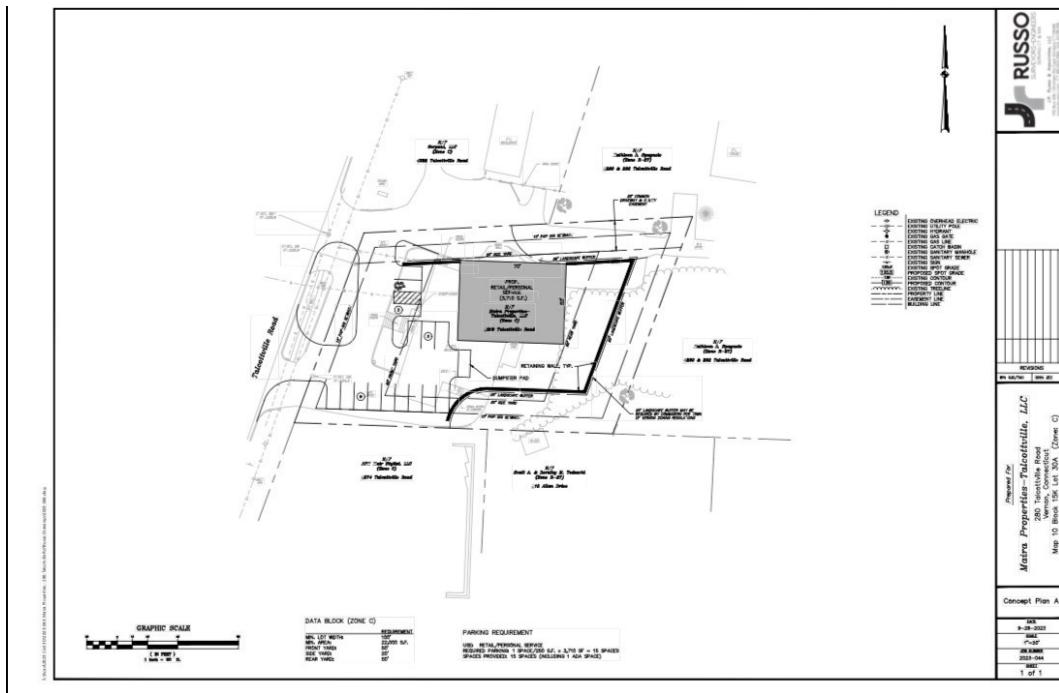


LEASE

280 TALCOTTVILE 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

Mario Longobucco
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Tom J. Maira
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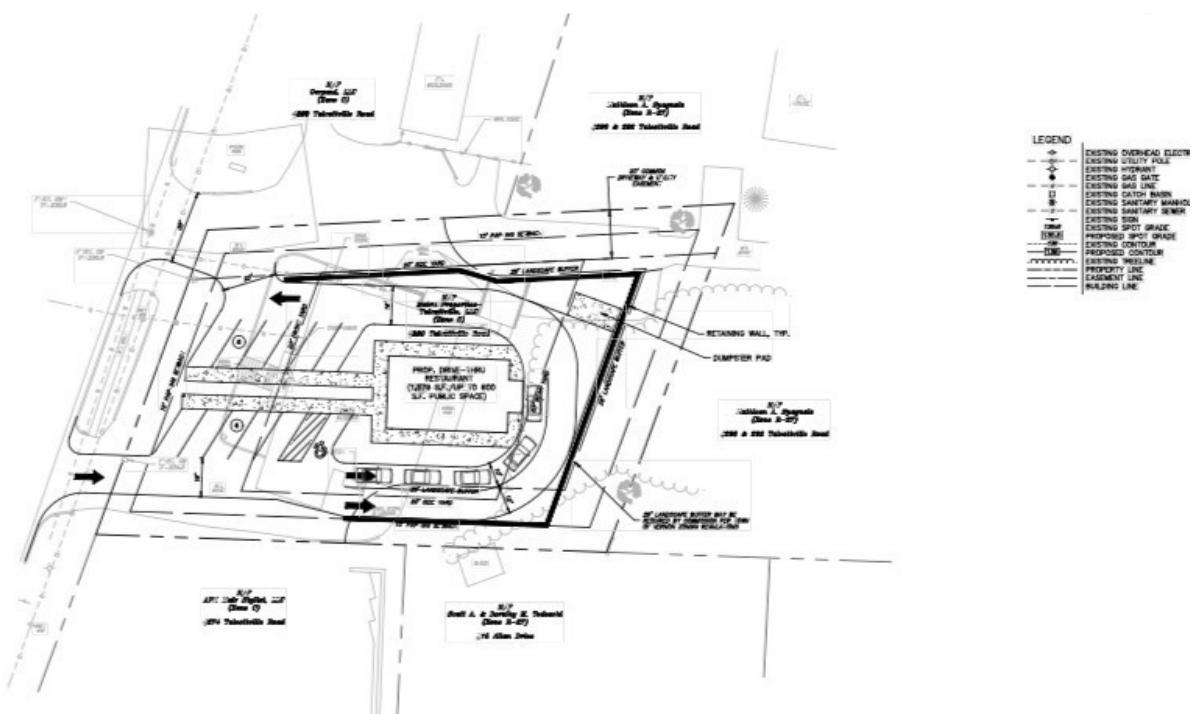
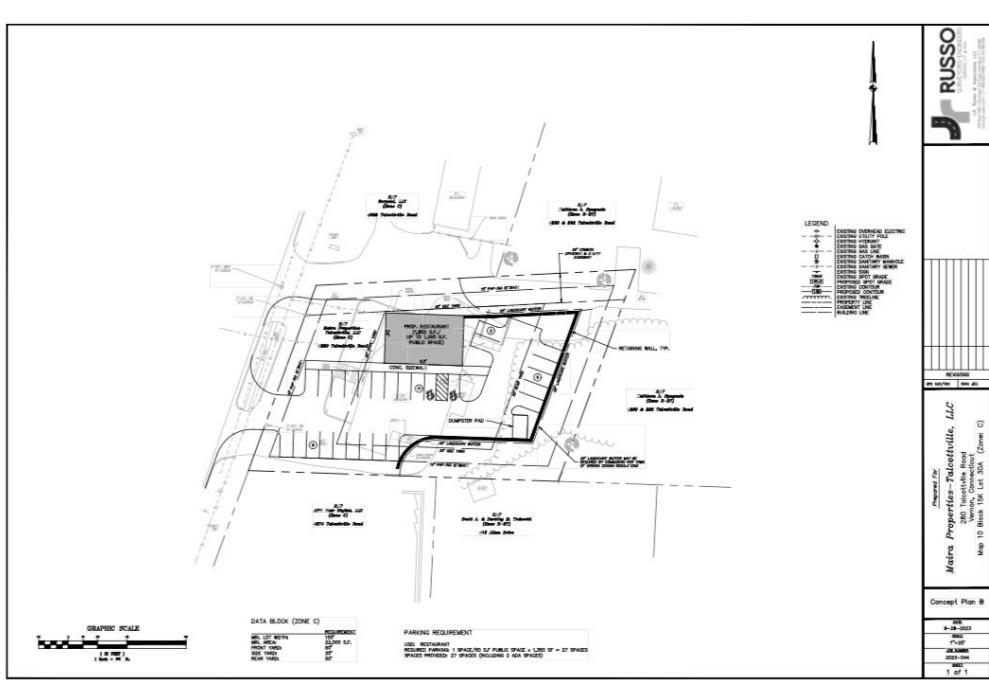
COLDWELL BANKER COMMERCIAL REALTY

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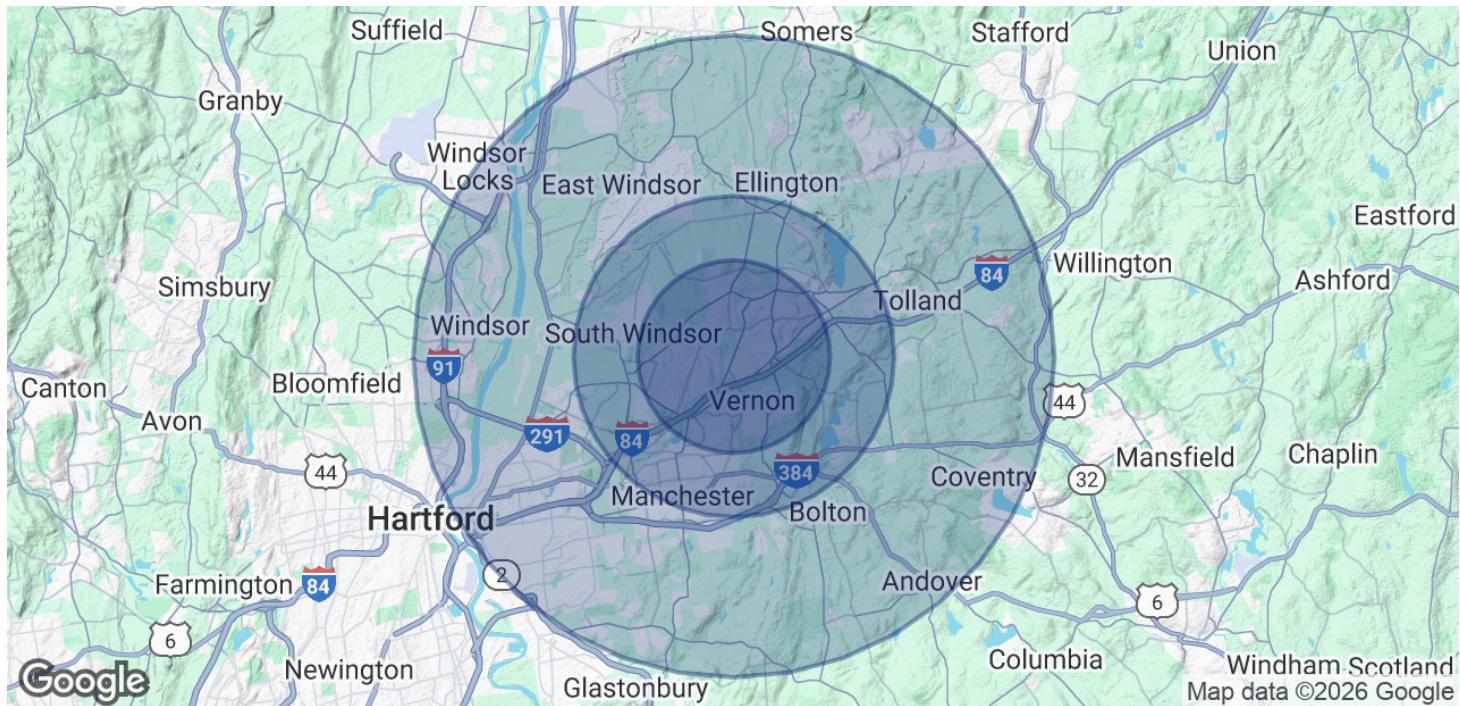
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	47,779	105,149	289,574
Average Age	43	42	42
Average Age (Male)	41	40	41
Average Age (Female)	44	43	43

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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