

LEASE SECOND GENERATION RESTAURANT SPACE AVAILABLE- AVON, CT

210 W Main St Avon, CT 06001



PROPERTY DESCRIPTION

Highly visible, second-generation restaurant space available for lease! Busy Route 44 in Avon, also known as West Main Street. Traffic counts are off the charts and so are nearby office, retail, and industrial properties that are driving traffic to your front door. The space available is 900 square foot space. Some, but not all, contents to remain such as sinks, etc. prominent signage and longtime co-tenants will help you create your own success story. This one should lease quickly. Act now.

PROPERTY HIGHLIGHTS

- Second generation restaurant space
- Huge traffic counts
- 900 square feet available
- Traffic signal access thru adjacent parcel
- Surrounded by national and local retailers

OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Number of Units:	1
Available SF:	900 SF
Lot Size:	0.88 Acres
Building Size:	4,500 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	9,269	24,720	162,283
Total Population	23,775	61,798	404,613
Average HH Income	\$184,973	\$182,186	\$117,520

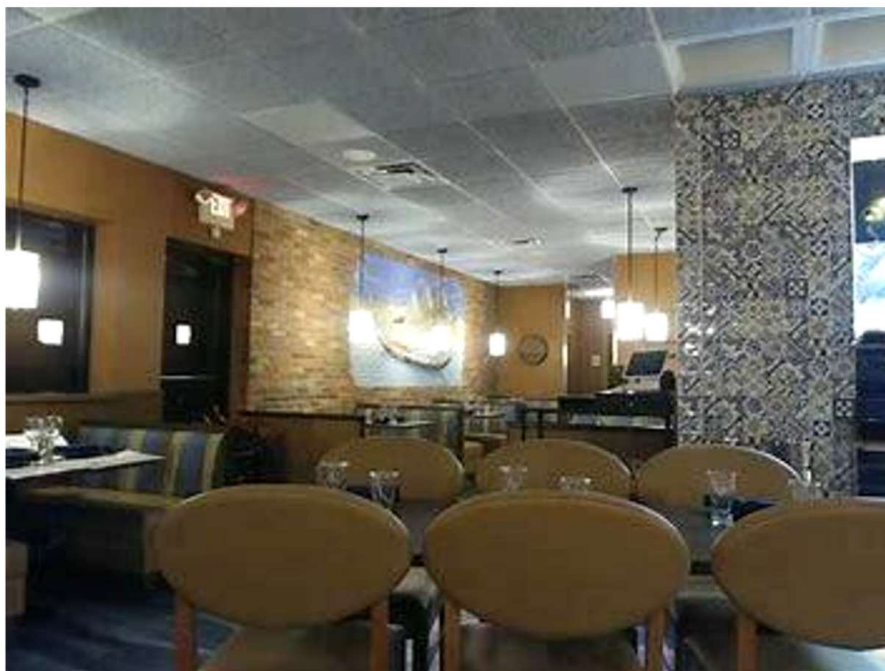
Mario Longobucco
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	900 SF	Lease Rate:	\$30.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
210 West Main Street	Available	900 SF	NNN	\$30.00 SF/yr	-

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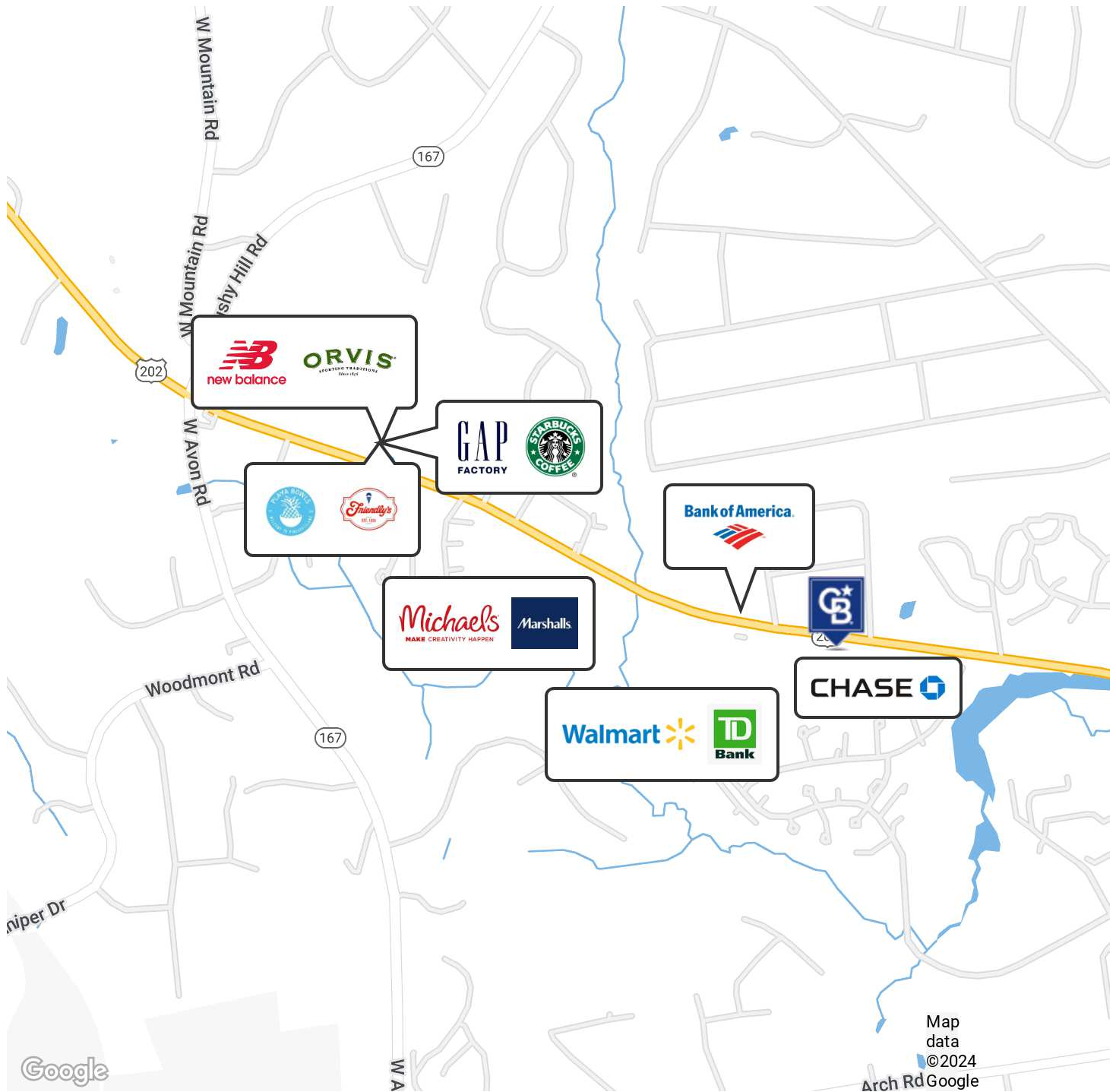


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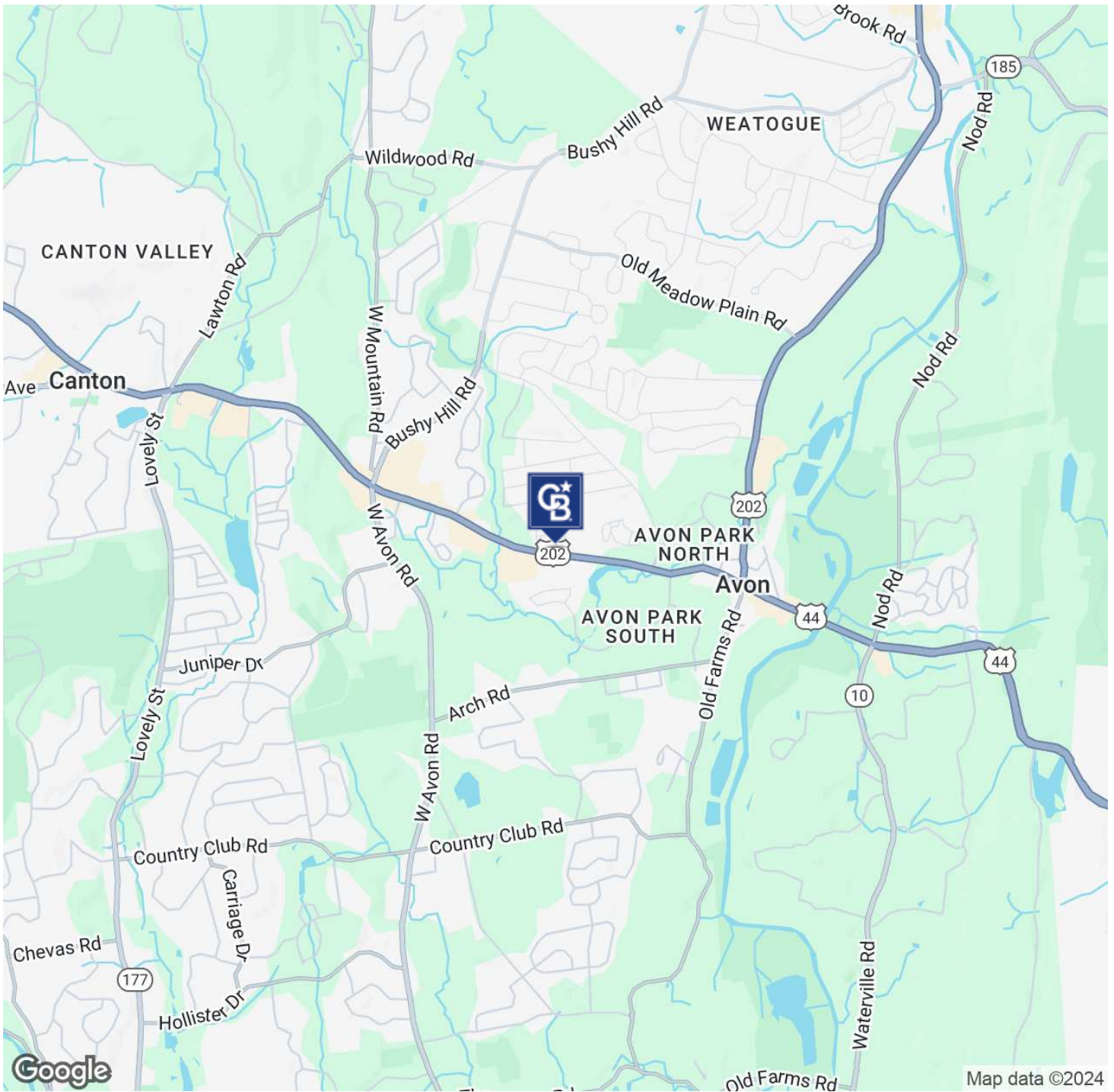


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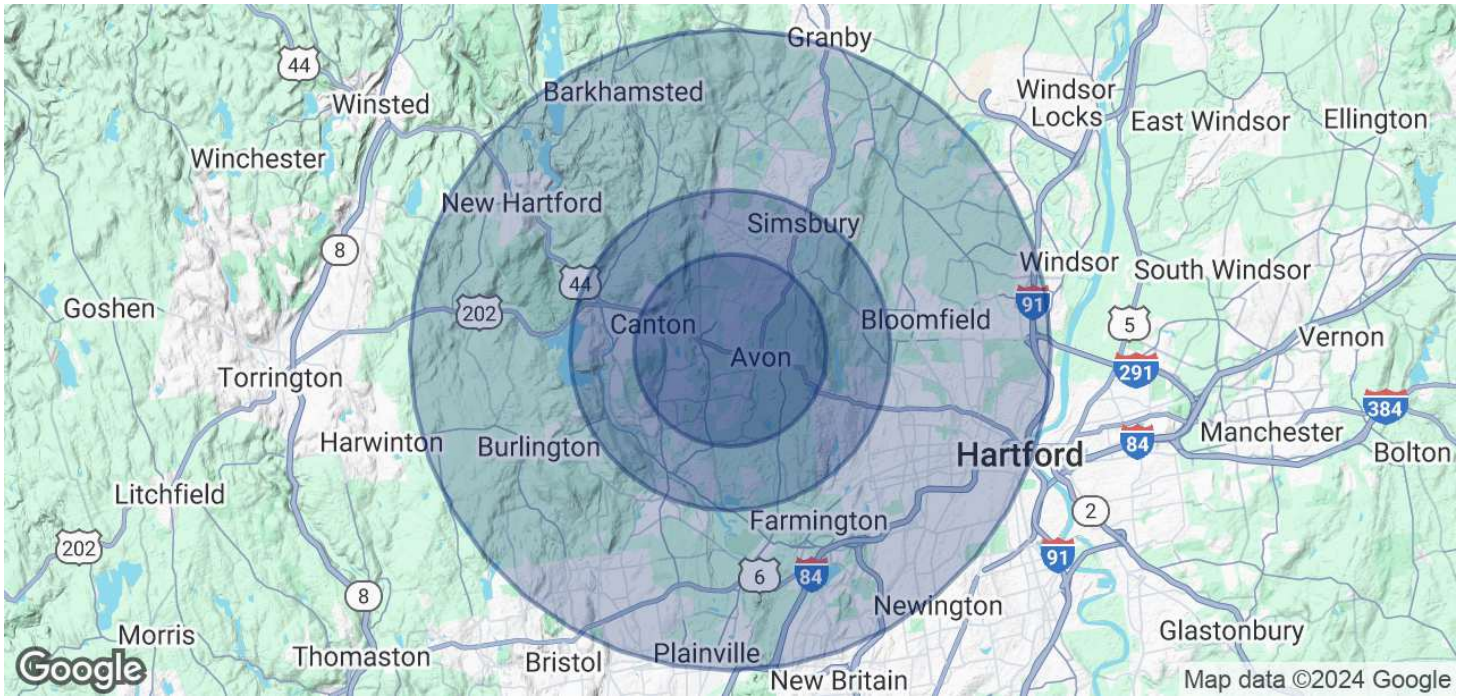


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	23,775	61,798	404,613
Average Age	44	44	41
Average Age (Male)	42	43	40
Average Age (Female)	45	45	43
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	9,269	24,720	162,283
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$184,973	\$182,186	\$117,520
Average House Value	\$549,824	\$537,611	\$366,911

Demographics data derived from AlphaMap

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