



Reduced Sale Price
\$795,000

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

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Bob Pagani

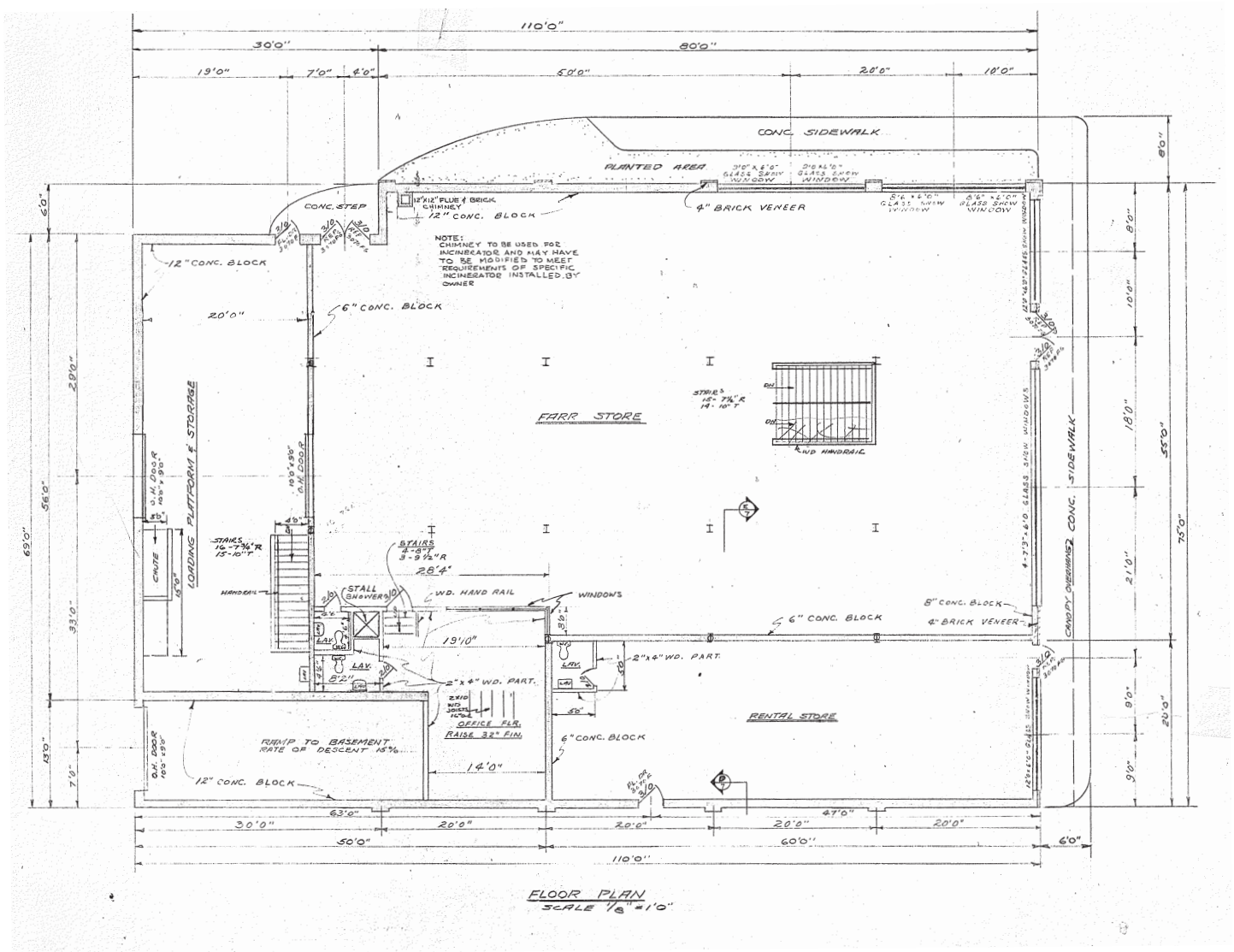
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Floor Plan



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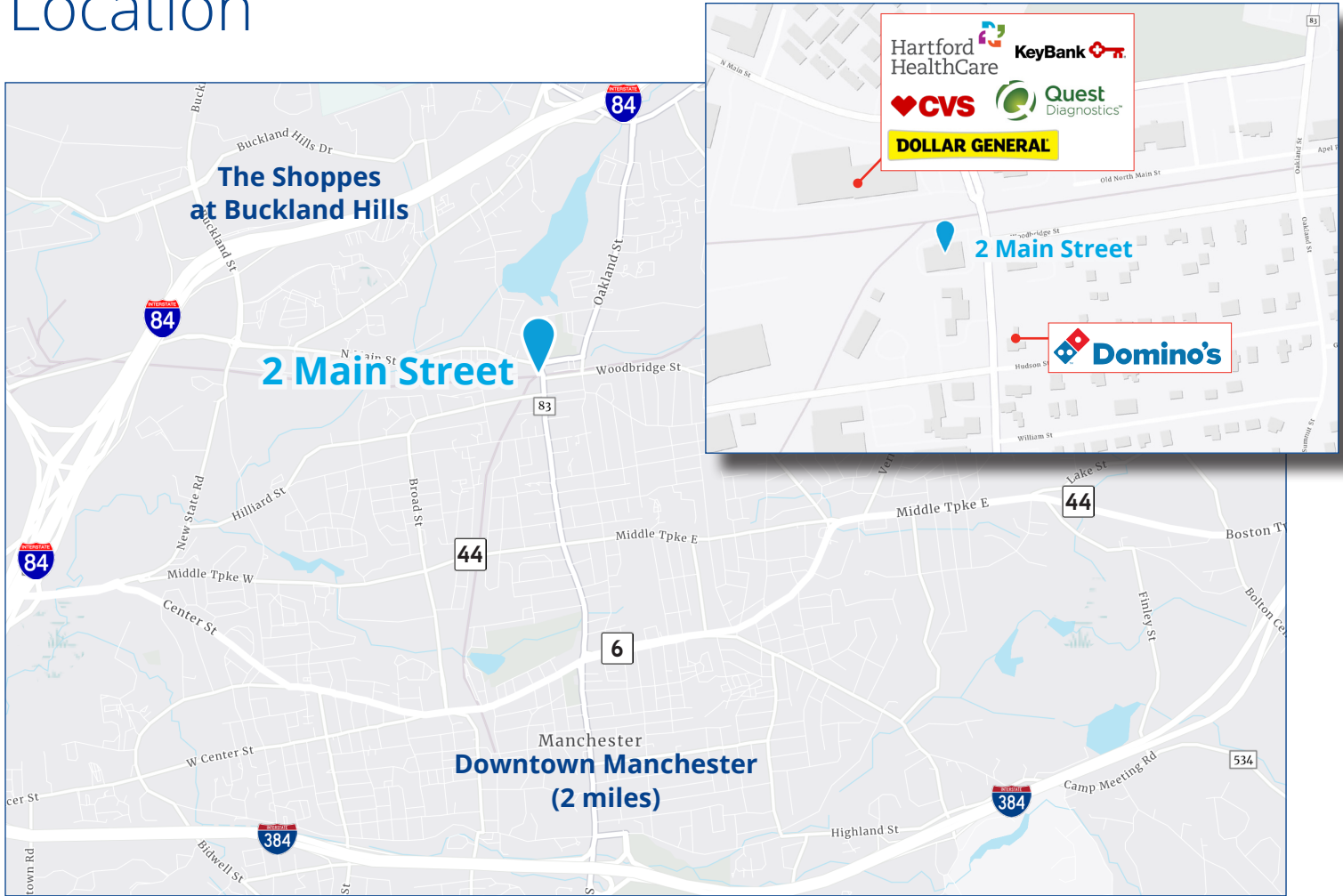
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Location



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



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