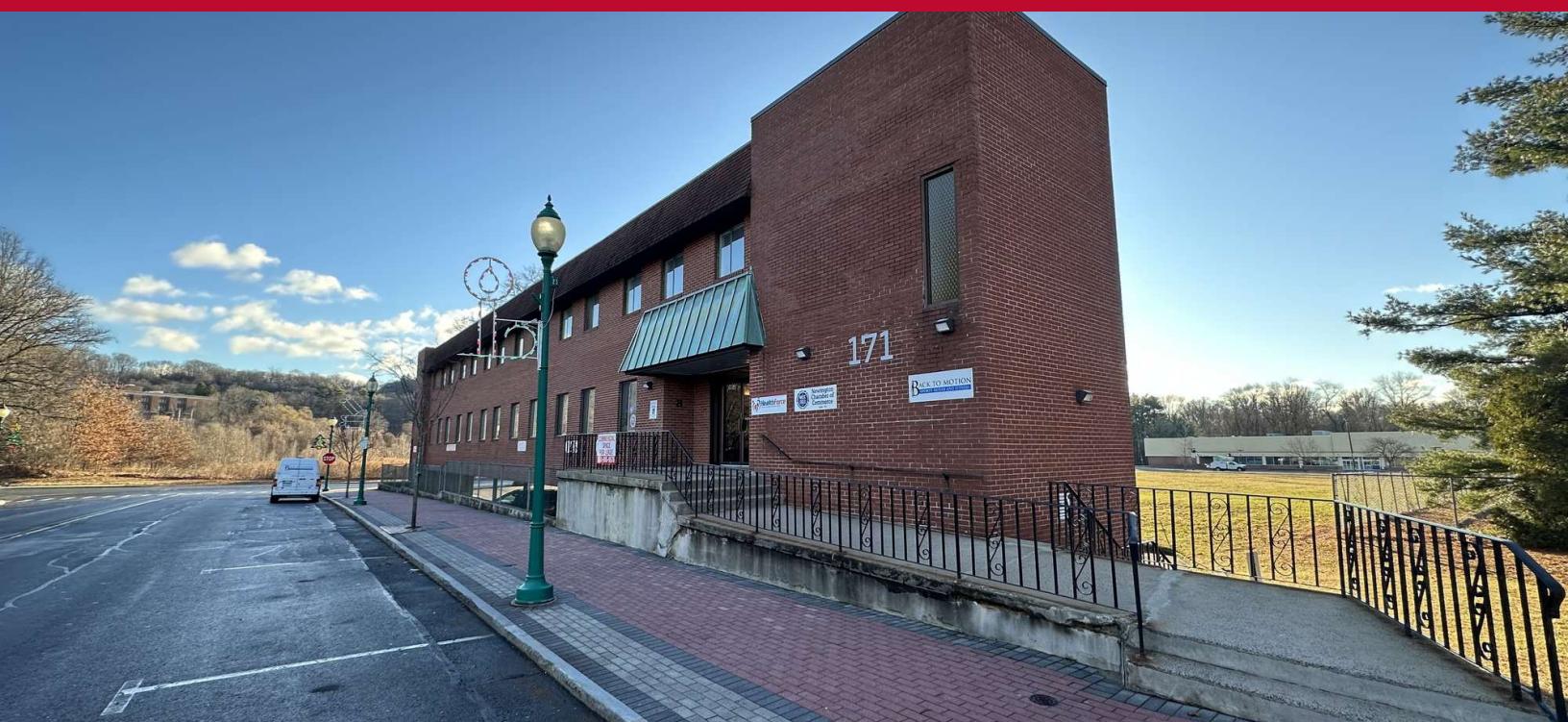


171 MARKET SQUARE • OFFICE BUILDING FOR SALE

NEWINGTON, CT 06111



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Newington, CT. This 12,251 SF office building, originally constructed in 1972 and meticulously renovated in 2024, offers modern amenities within a well-maintained structure. Zoned B-TC, this property presents versatile usage options for the discerning investor. Strategically positioned in the thriving Newington area, this building is an ideal choice for those seeking a solid investment within a dynamic commercial real estate market. Don't miss the chance to add this impressive property to your portfolio and capitalize on the potential it holds.

PROPERTY HIGHLIGHTS

- Prime Investment Opportunity in Newington Center
- Recent Renovations
- 12,251 +/- Sq Ft Multi-Tenant Building
- Covered Parking Spaces and Ample Public Parking
- Many Area Amenities
- Elevator

OFFERING SUMMARY

Sale Price:	\$975,000
Lot Size:	0.31 Acres
Building Size:	12,251 SF
NOI:	\$79,372.00
Cap Rate:	8.14%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,236	33,275	103,054
Total Population	7,762	83,646	255,572
Average HH Income	\$123,959	\$115,435	\$97,848

CARL BERMAN CCIM, MICP

Managing Director

877.327.3755 x701

cberman@elite-cres.com

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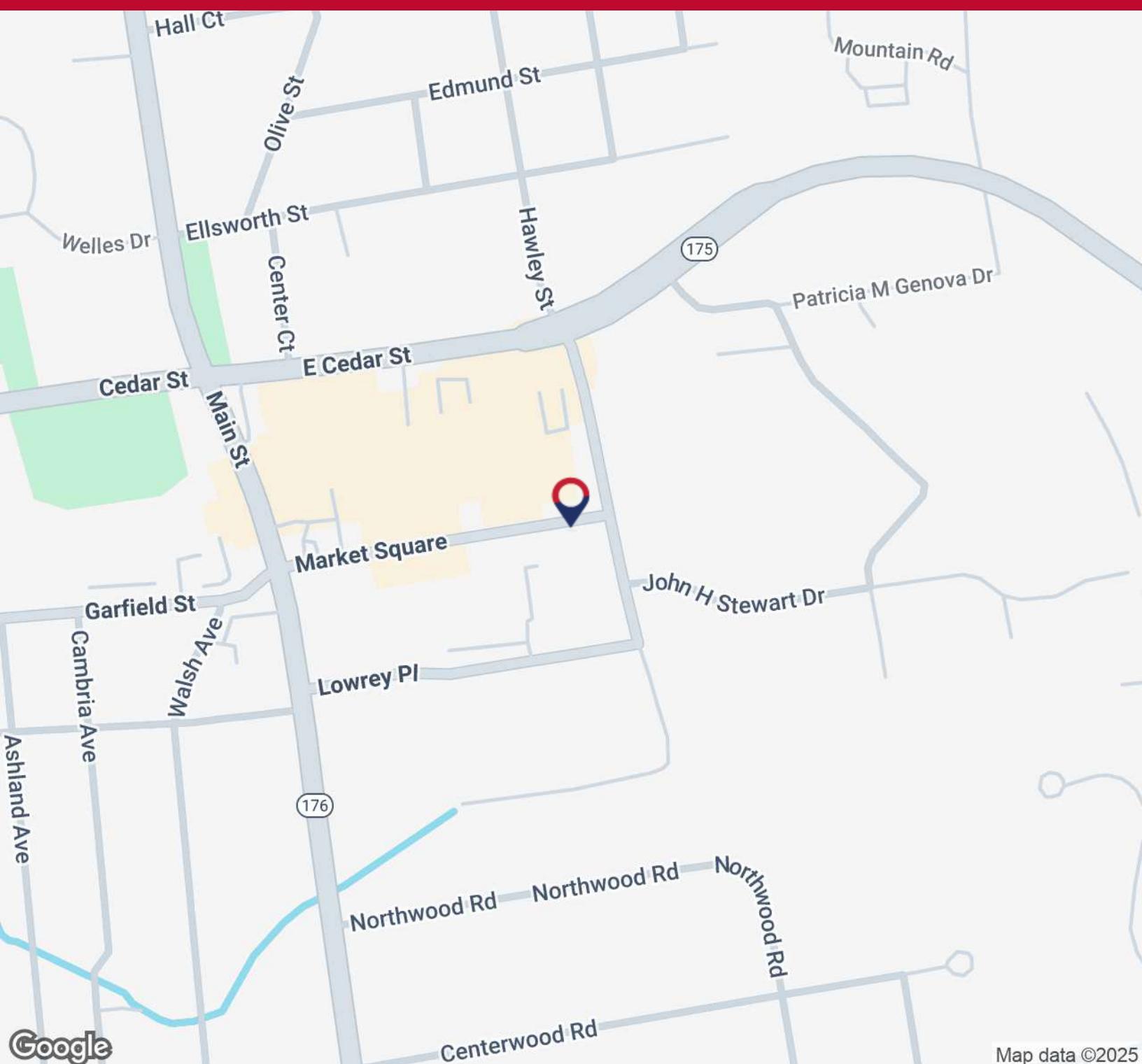
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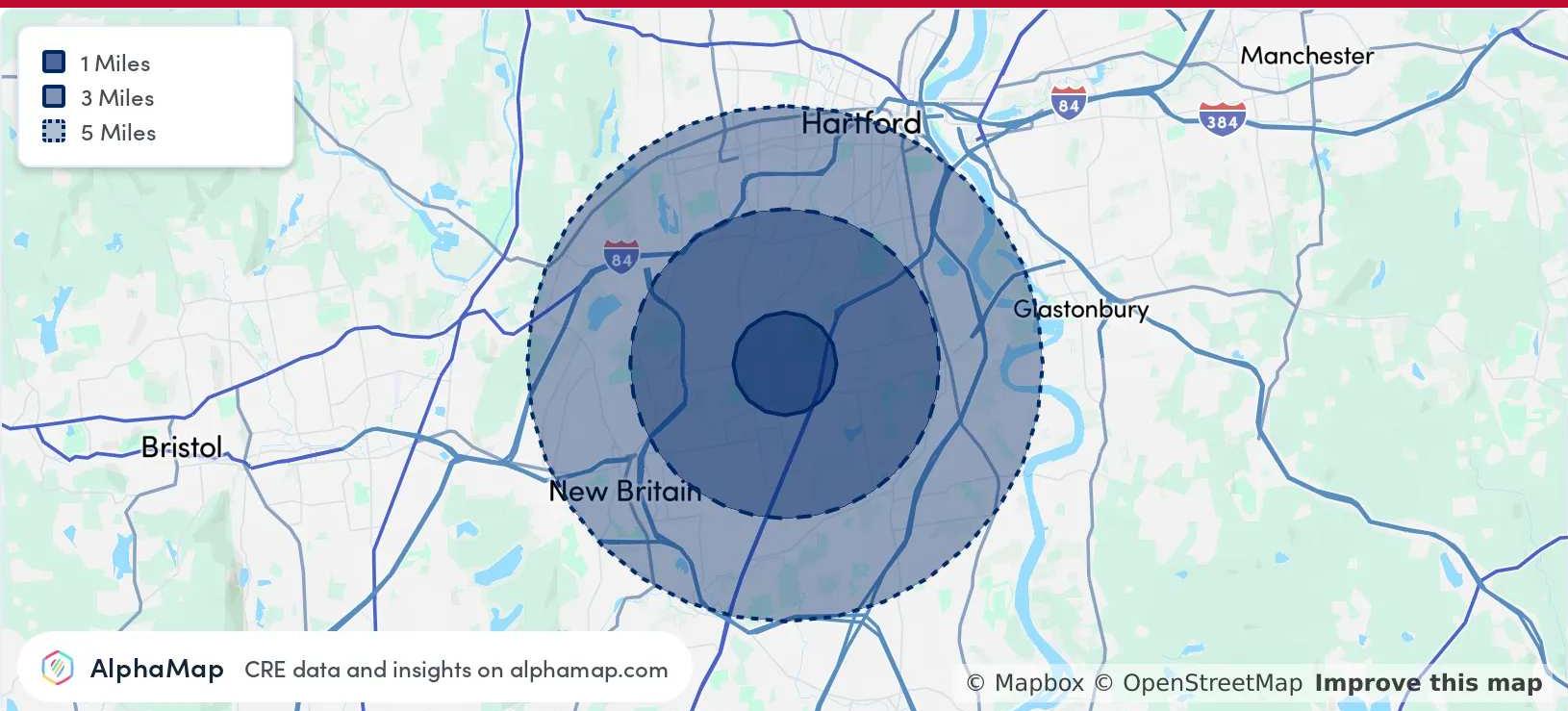
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,762	83,646	255,572
Average Age	45	43	40
Average Age (Male)	43	41	39
Average Age (Female)	47	44	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,236	33,275	103,054
Persons per HH	2.4	2.5	2.5
Average HH Income	\$123,959	\$115,435	\$97,848
Average House Value	\$306,116	\$308,635	\$300,419
Per Capita Income	\$51,649	\$46,174	\$39,139

Map and demographics data derived from AlphaMap

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