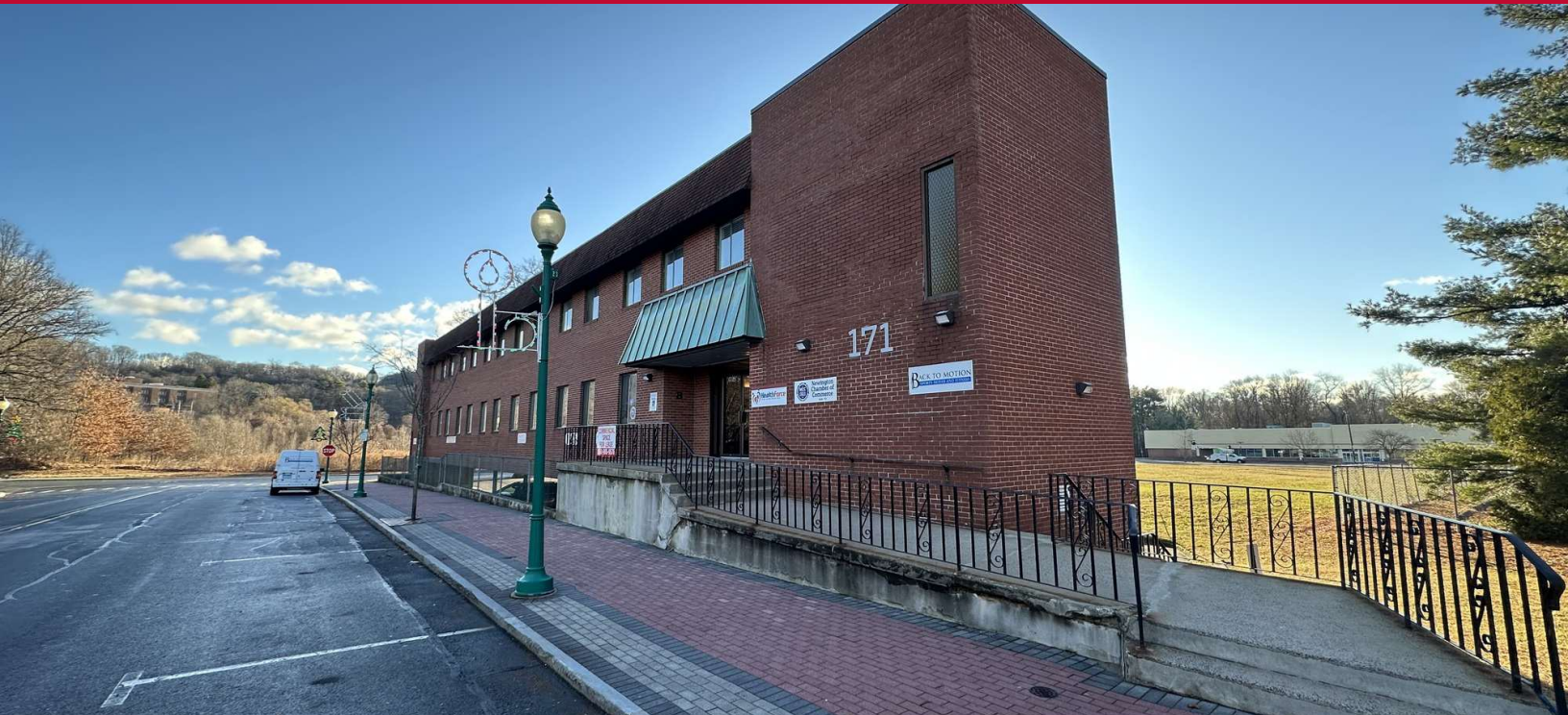


171 MARKET SQUARE • OFFICE BUILDING FOR SALE

NEWINGTON, CT 06111



ELITE
COMMERCIAL REAL ESTATE SERVICES
A Veteran Owned Company



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

901 Farmington Avenue, First Floor, West Hartford, CT 06119 • 877.327.3755 • elite-cres.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Elite Commercial Real Estate Services, LLC, is not responsible for misstatement of facts, errors or omissions. Any drawings are not to scale, all data, including all approximate measurements and calculations of area, were obtained from various sources and has not been, and will not be, verified by Elite Commercial Real Estate Services, LLC. All information should be independently reviewed and verified for accuracy.

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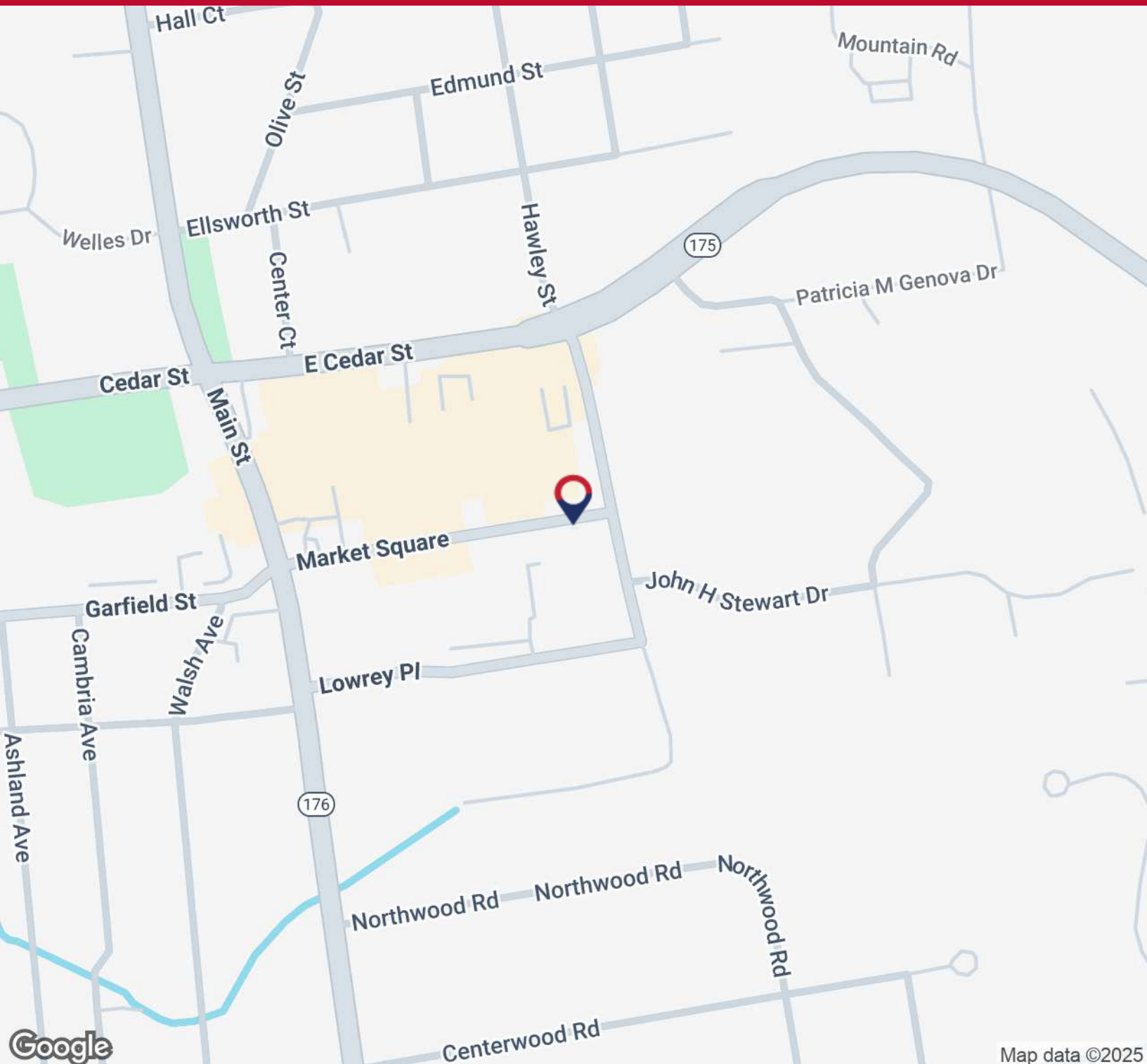
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Map data ©2025

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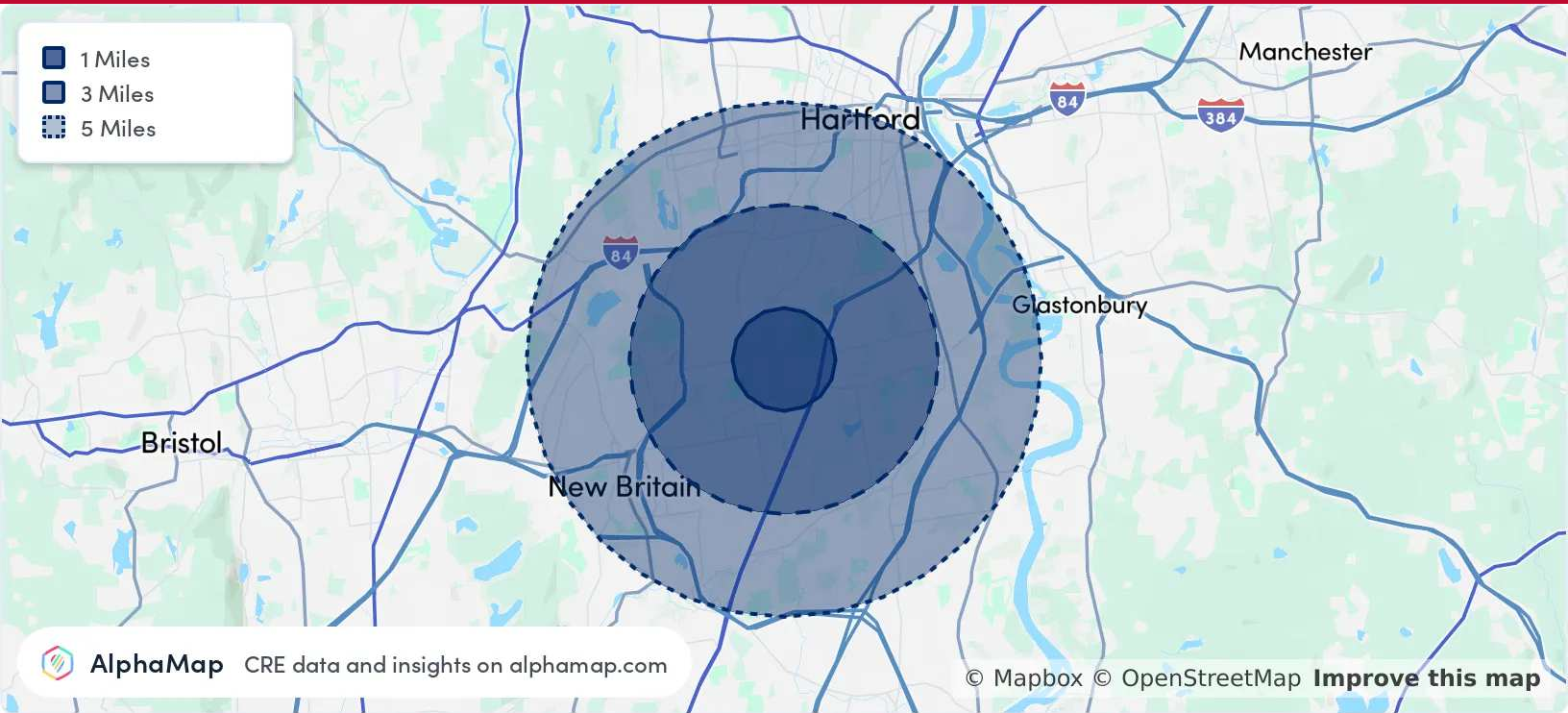
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POPULATION

	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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