



Reduced Sale Price
\$1,950,000

3281 Main Street Hartford, CT 06120

±14,280 sf retail space for sale; Excellent development site in Opportunity Zone

3281 Main Street is a ±14,280 sf retail center for sale at the highly visible corner of Tower Avenue and Main Street. This property is located in the Opportunity Zone. The price includes the bar, club and excess land. For a total of \$1.95M.

Features

- ±14,280 sf retail center on ±3 acres for sale
- 8.2% cap rate on existing income
- Opportunity Zone
- Excellent visibility on the corner of Tower Ave & Main St; Located at a traffic light
- Traffic counts of 17,000 cars per day
- 14' ceiling height

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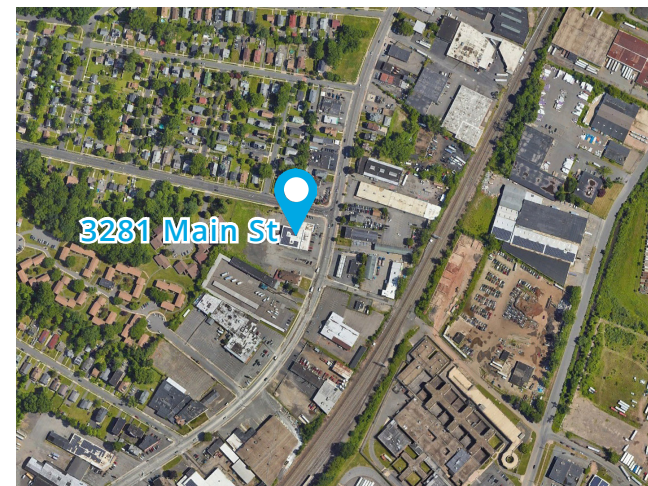
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DEMOGRAPHICS

	Pop	HH	Avg HH \$
1 Mile	3,631	1,401	\$90,237
3 Miles	47,725	18,218	\$79,308
5 Miles	187,995	73,017	\$73,711

Traffic Counts

Main St & Fishfry St SW	16,963vpd
Barnum Ave & Thompson St SW	13,818vpd
Weston St & Fishfry St N	16,947vpd



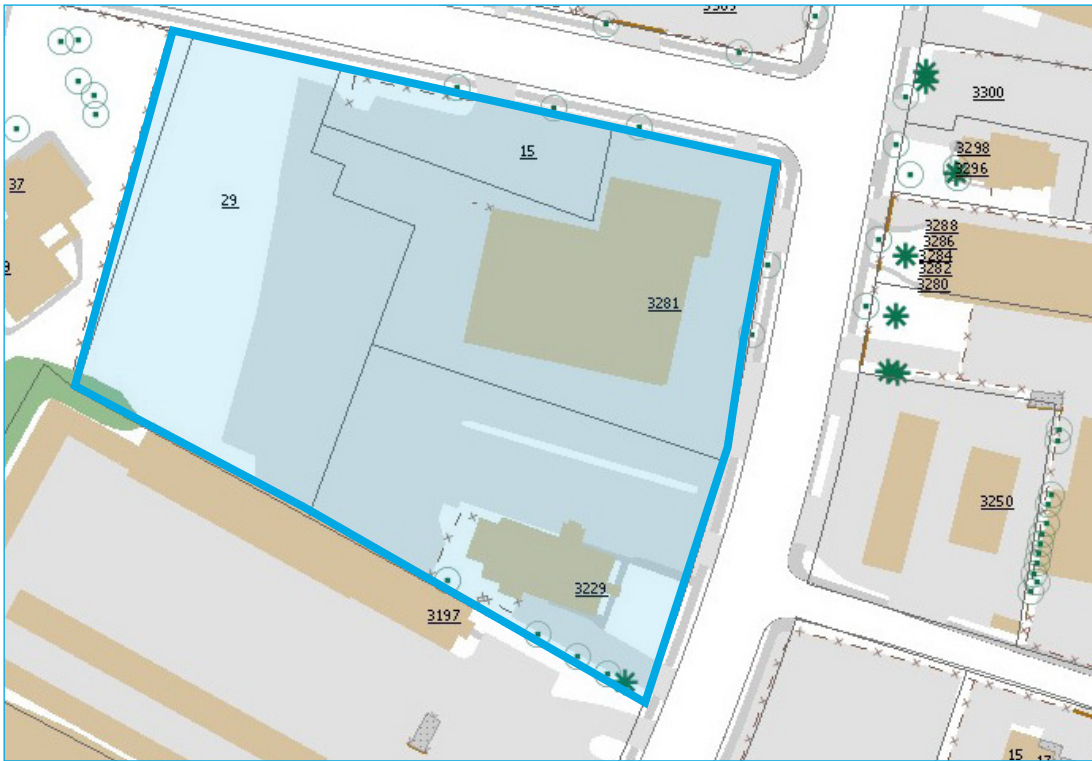
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Aerial



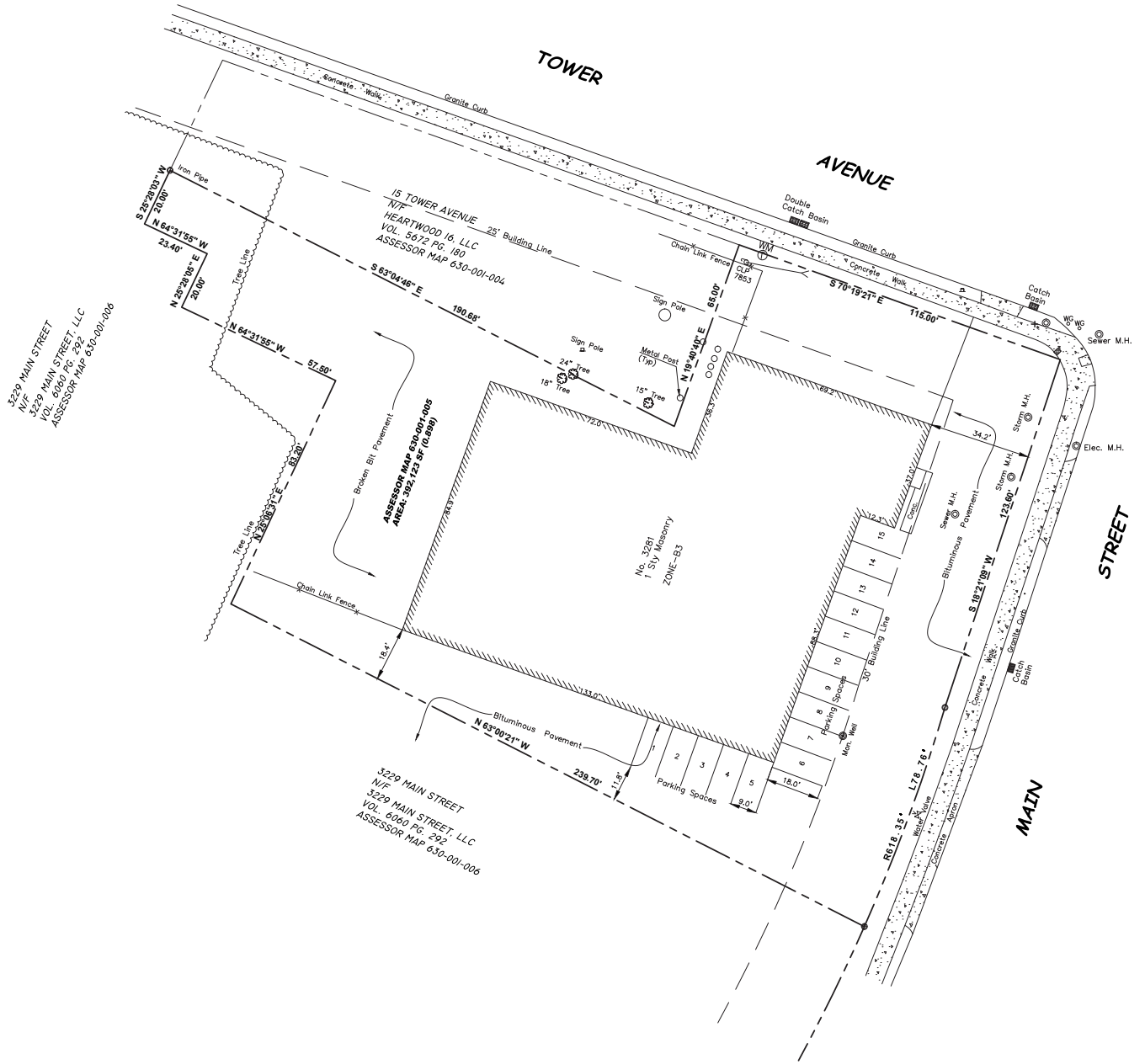
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Site Plan



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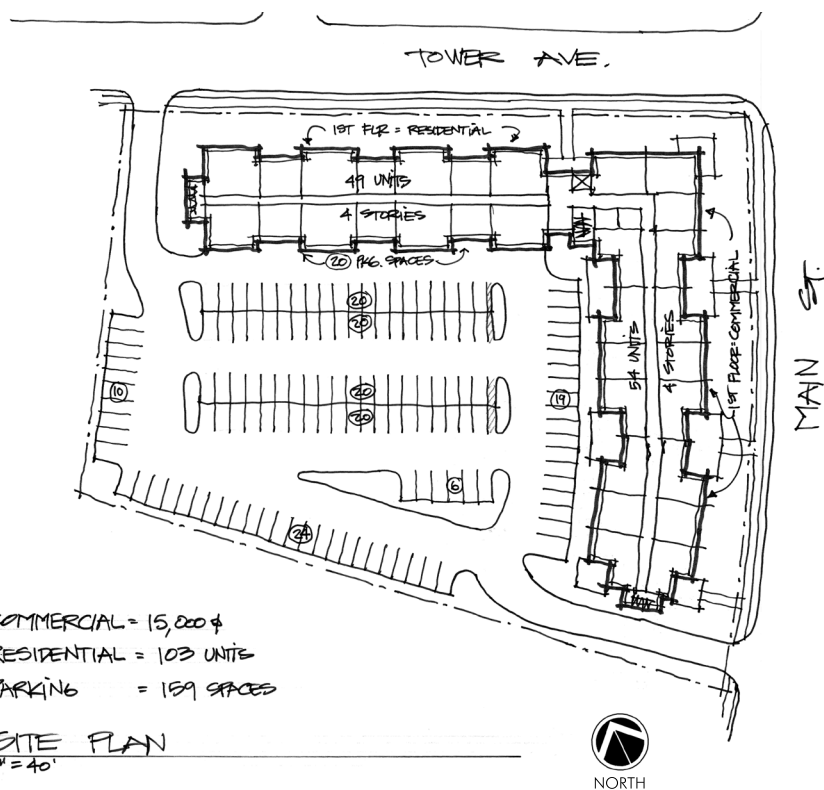
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Proposed Development

Housing Development

Southwest Corner of Main Street and Tower Avenue in Hartford's Northeast Neighborhood

- Construct a residential building that will support retail space
- Allow an L-shaped, four-story, mixed-use building to front Tower Ave & Main St
- North-south section will contain $\pm 15,000$ sf of commercial space on the 1st floor and 54 residential units on the upper floors.
- East-west section will support 49 residential units
- 159 parking spaces designated for the mixed-use development



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Income & Expense

15 Tower Avenue LLC

Income	Monthly
Lamar Companies - 2 times a year	(twice a year) \$2,400.00
True Life - 860-543-3360	\$2,900.00
True Life - MDC Utilities Payment	\$95.00
Shan Ranch *	\$3,252.00
Shan Ranch - MDC Utilities Payment	\$180.00
Shan Ranch - EVERSOURCE	\$1,582.00
Nail Spa -VHPV, 860-794-5640	\$2,412.18
Nail Spa - MDC Utilities Payment	\$130.00
CT Check Cashing *	\$2,950.00
CT Check Cashing - MDC Utilities Payment	\$65.00
Ricko's Jamacian	\$2,315.00
Ricko's Jamacian - MDC Utilities Payment	\$165.00
Hartford's Proud Drill Drum, and Dance	\$2,500.00
HPDDD - MDC Utilities Payment	\$80.00
BLUWAY LLC	\$2,205.00
BluwaY LLC- MDC Utilities Payment	\$140.00
3229 Main Street	\$4,250.00
Rental on the land in the back	\$0.00
Total Monthly income	\$25,621.18
Annual income	\$307,454.16
Expenses	Yearly
Property Taxes	\$87,297.00
Utilities	\$16,412.96
Insurance	\$16,692.00
Total Expenses	\$120,401.96
Net Cash Flow	\$187,052.20



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