



Sale Price
\$2,600,000

200 Hartford Turnpike Vernon, CT 06066

±6,350 SF Retail Building; Well-Located Investment & Owner-User Opportunity

Positioned just off highly traveled I-84 at Exits 64-65, 200 Hartford Turnpike offers an attractive opportunity for an owner-user or investor seeking a well-located commercial property in Vernon, CT. The ±6,350 SF freestanding property sits on approximately 0.67 acres.

Features

- ±6,350 SF building on ±0.67 acres
- Pro Forma NOI: \$199,171
- Cap Rate: 7.66%
- Public utilities
- Highway access: Just off I-84, Exits 64-65
- Tenants: D'Angelo, Cut to the Chase & Taste of Africa

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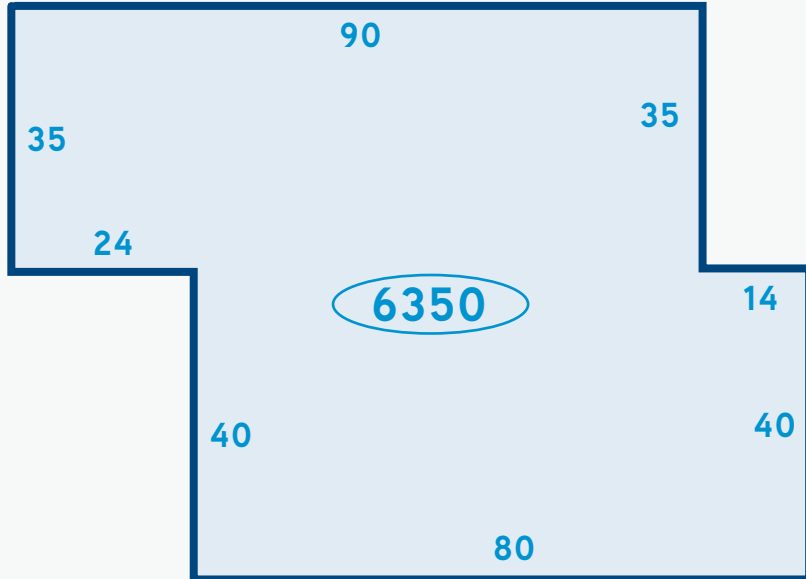
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200 Hartford Turnpike, Vernon, CT 06066

PROPERTY SUMMARY

Total SF	±6,350
Free Standing	Yes
Year Built	1970
Tenants	D'Angelo, Cut to the Chase, Taste of Africa
Land	±0.67 acres
Highway Access	Just off Exit 64-65 on I-84
Proforma NOI	\$199,171
Cap Rate	7.66%



Demographics

	Pop.	HH	Avg HH \$
1 Mile	5,038	2,338	\$107,565
3 Miles	49,752	21,031	\$122,882
5 Miles	121,076	51,403	\$117,595

Traffic Counts

Hartford Tpke & Talcottville Rd NE	21,238 vpd
Hartford Tpke & Hartford Tpke SW	23,994 vpd

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