

SALE

NEW HARTFORD CT SHOPPING CENTER

Route 44 (Main Street) New Hartford, CT 06057



PROPERTY DESCRIPTION

Highly successful, long-standing shopping center property for sale in New Hartford, CT. The property has a healthy roster of tenants led by a freestanding Northwest Community Savings Bank building on an outparcel. Inline tenants include longtime New Hartford businesses Marandino Spirit Shop and New Hartford Diner. The center also features an Asian restaurant, a dance studio, and a smoke shop. The center will have a 23,000 square foot vacancy which makes this attractive to a user investor. Self-Storage, recreational, retail, grocery are some of the uses that could work here.

New Hartford is known as a Town for All Seasons. The Farmington River boasts a tubing ride across the street from the property as well as some of the best trout fishing in the State. Ski Sundown draws from all corners all winter long. Falls are for leaf peepers and antique hunters and summers are spent on one of the cleanest bodies of water, the spring fed West Hill Pond as well as numerous summer camps in the area. Lastly, 291 homes seeking approvals to be built on land that surround the property!

OFFERING SUMMARY

Sale Price:	\$2,900,000
Number of Units:	10
Lot Size:	5.7 Acres
Building Size:	42,516 SF
NOI:	\$108,135.00
Cap Rate:	3.73%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,980	9,673	50,032
Total Population	7,057	24,469	123,733
Average HH Income	\$150,438	\$178,951	\$159,617

Mario Longobucco
(860) 307-5945



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALE

NEW HARTFORD CT SHOPPING CENTER

Route 44 (Main Street) New Hartford, CT 06057



Mario Longobucco
(860) 307-5945



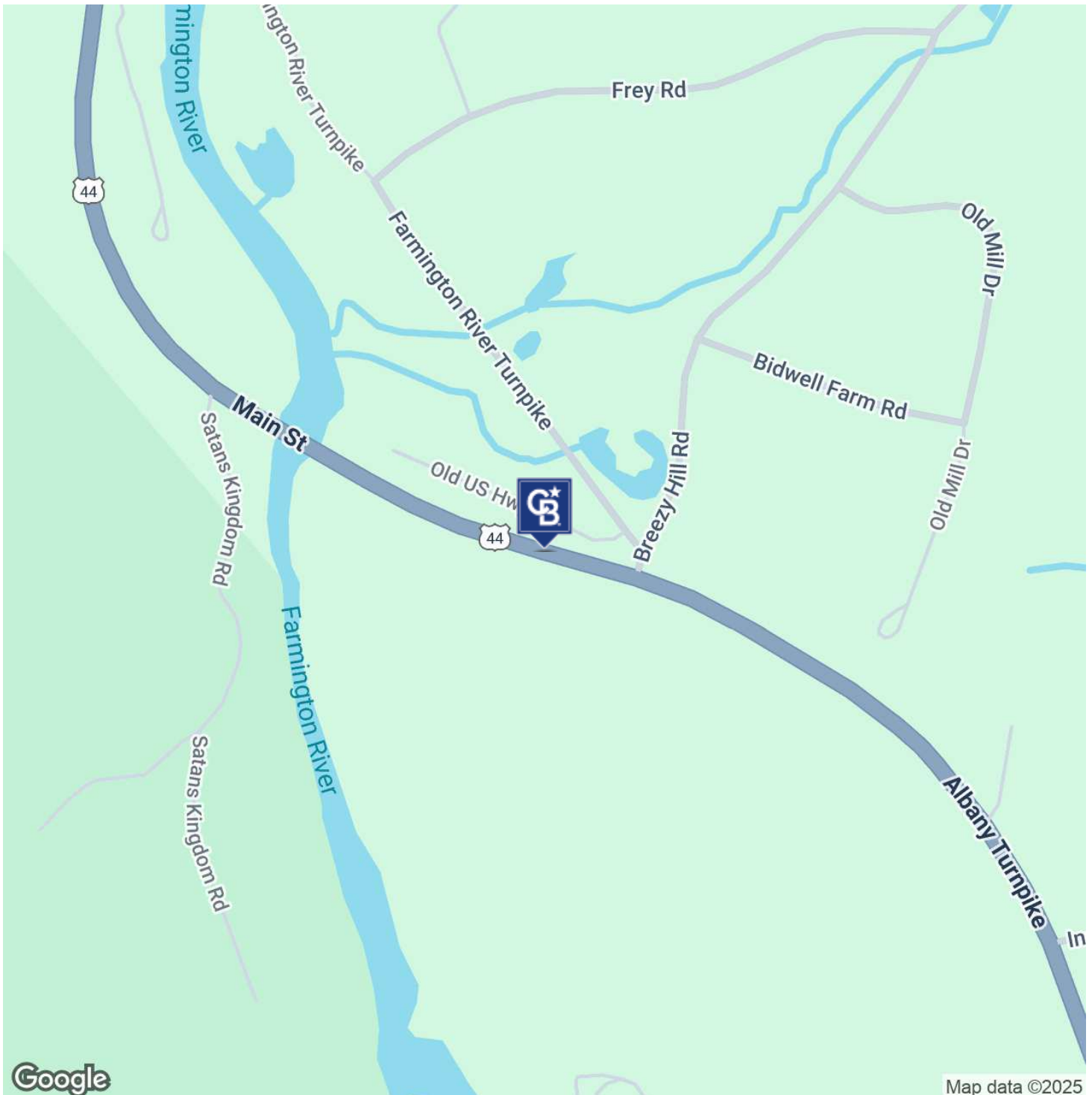
COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALE

NEW HARTFORD CT SHOPPING CENTER

Route 44 (Main Street) New Hartford, CT 06057



Mario Longobucco
(860) 307-5945



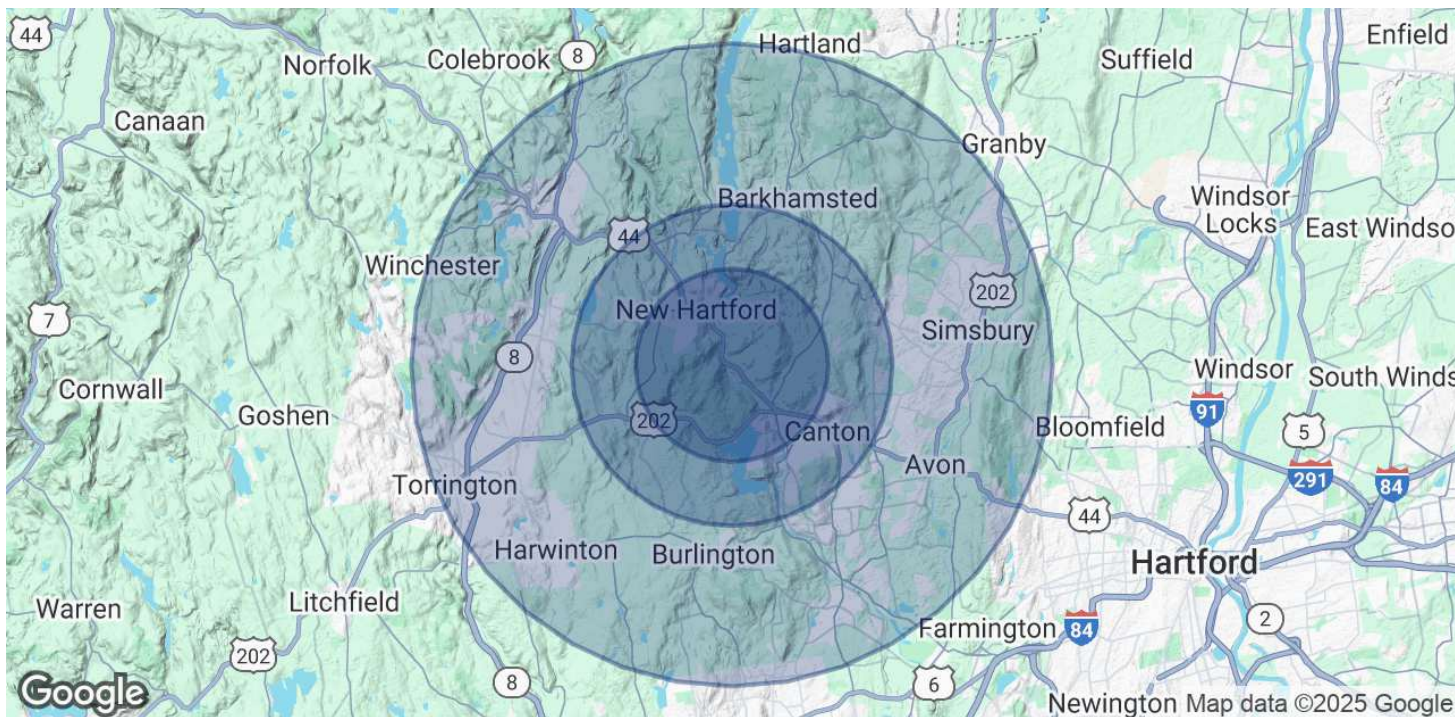
COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALE

NEW HARTFORD CT SHOPPING CENTER

Route 44 (Main Street) New Hartford, CT 06057



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	7,057	24,469	123,733
Average Age	44	44	45
Average Age (Male)	44	43	43
Average Age (Female)	45	44	46

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	2,980	9,673	50,032
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$150,438	\$178,951	\$159,617
Average House Value	\$434,769	\$494,245	\$448,772

Demographics data derived from AlphaMap

Mario Longobucco
(860) 307-5945



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.