

# FOR LEASE

## COMMERCIAL BUILDING

101 PITKIN STREET | EAST HARTFORD, CT 06108



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 101 Pitkin Street, East Hartford CT for lease. The building is suitable for a large variety of industrial and flex uses.

### PROPERTY HIGHLIGHTS

- Flexible layouts for a variety of users
- Substantial off-street parking
- Immediate access to I-84 and Route 2
- Subdividable to 5,000 SF

### OFFERING SUMMARY

Lease Rate:	\$12.25 PSF + utilities
Available SF - 101 Pitkin Street:	11,215 SF
Lot Size:	1.82 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	538	3,649	8,931
Total Population	1,450	8,225	17,955
Average HH Income	\$60,958	\$60,015	\$55,008

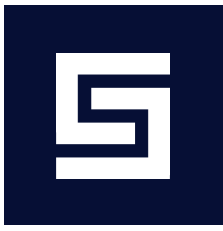
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**\$12.25 PSF + utilities**

### BUILDING SPECIFICATIONS

#### 101 PITKIN STREET

Building Size	11,215 SF
Clear Height	8' to 10'
Drives	2
Year Built	1951
Year Last Renovated	1995

### MECHANICAL/UTILITIES

Power	400 amp, 240 volt, 3 phase
Heat	Gas
Air Conditioning	100%
Lighting	LED and fluorescent
Water/Sewer Company	MDC
Gas / Propane	Yes
Electric Company	Eversource

### LAND

Lot Size	1.82 Acres
Rail	No
Zoning	B3

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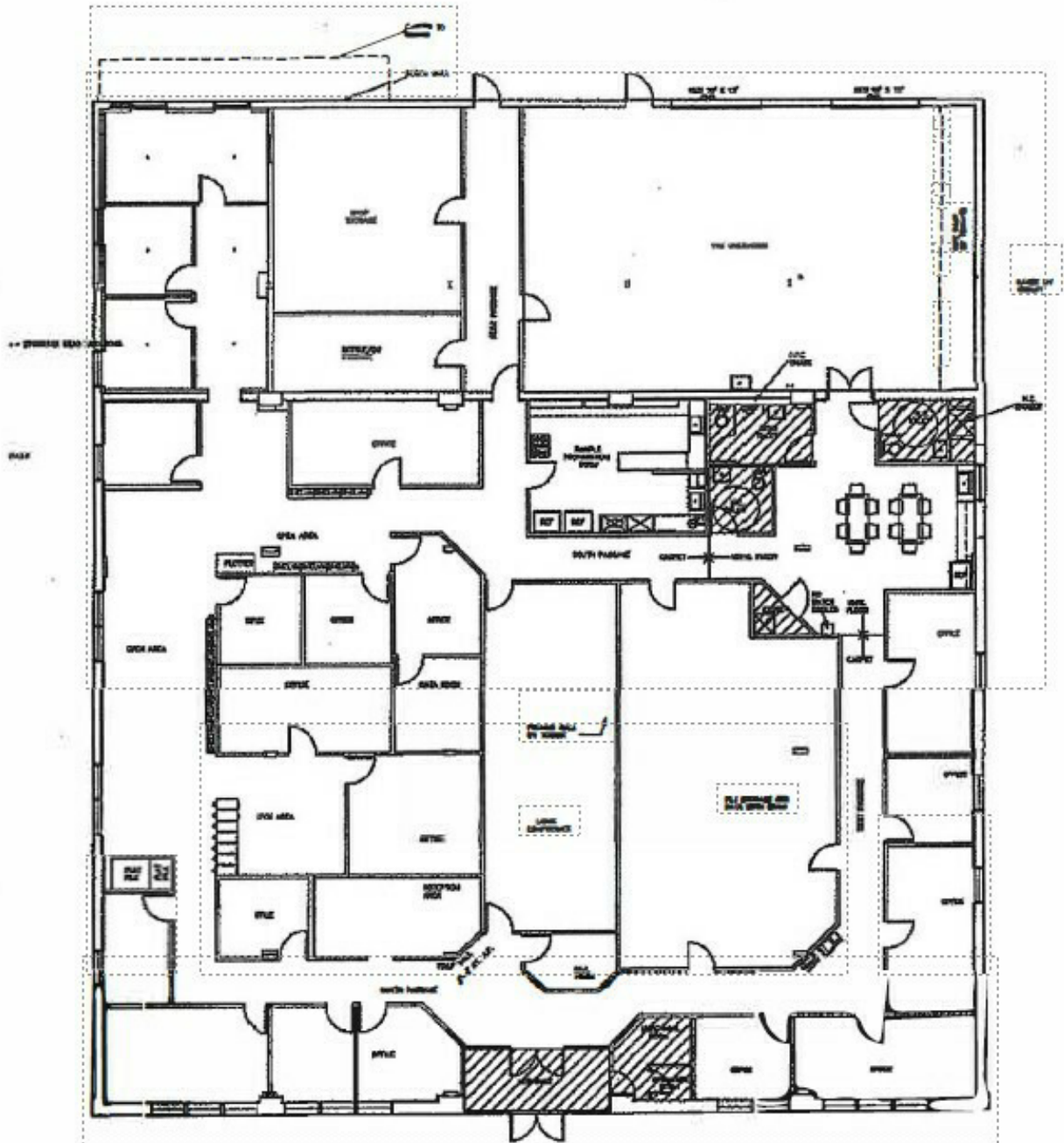
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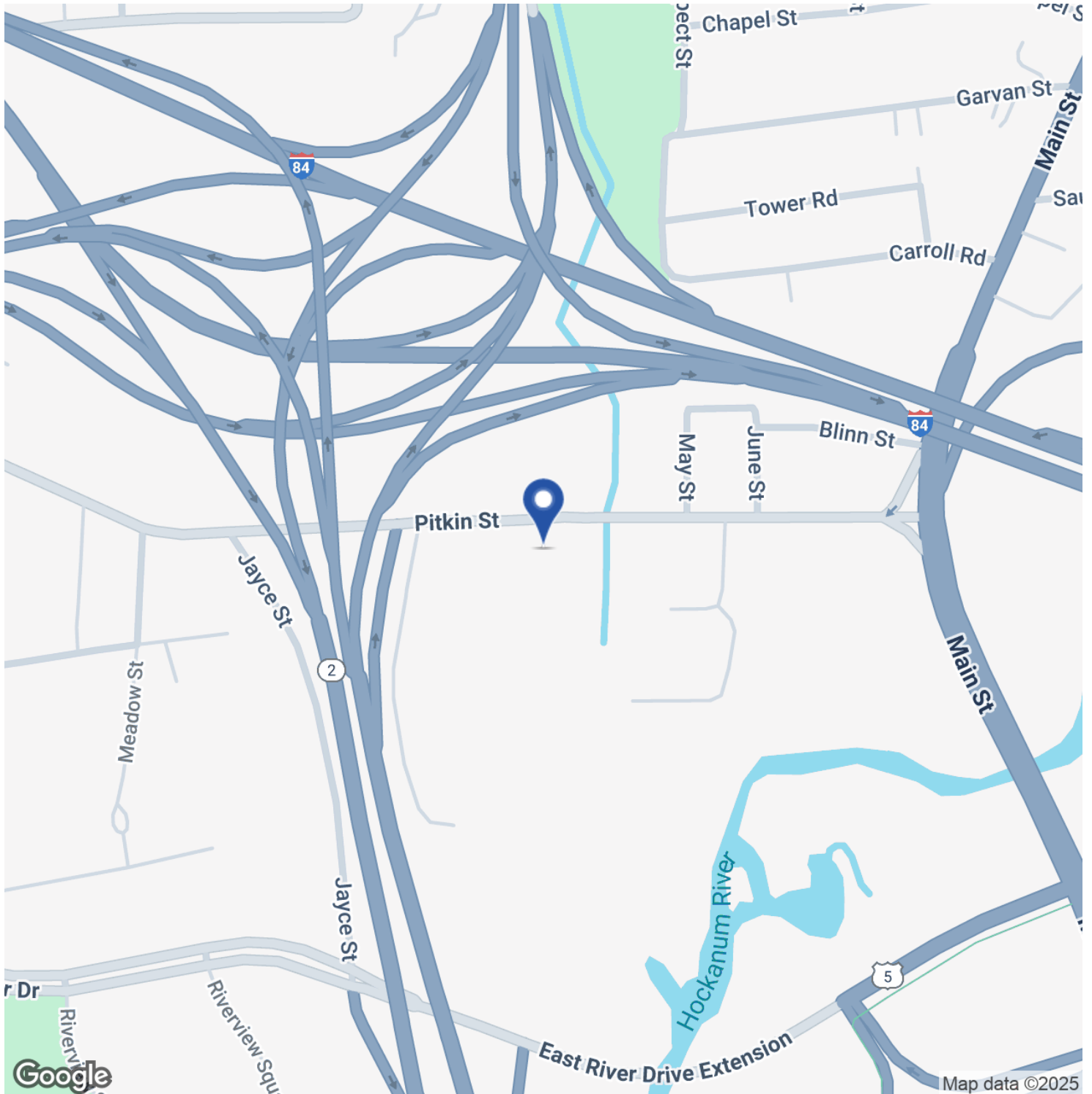
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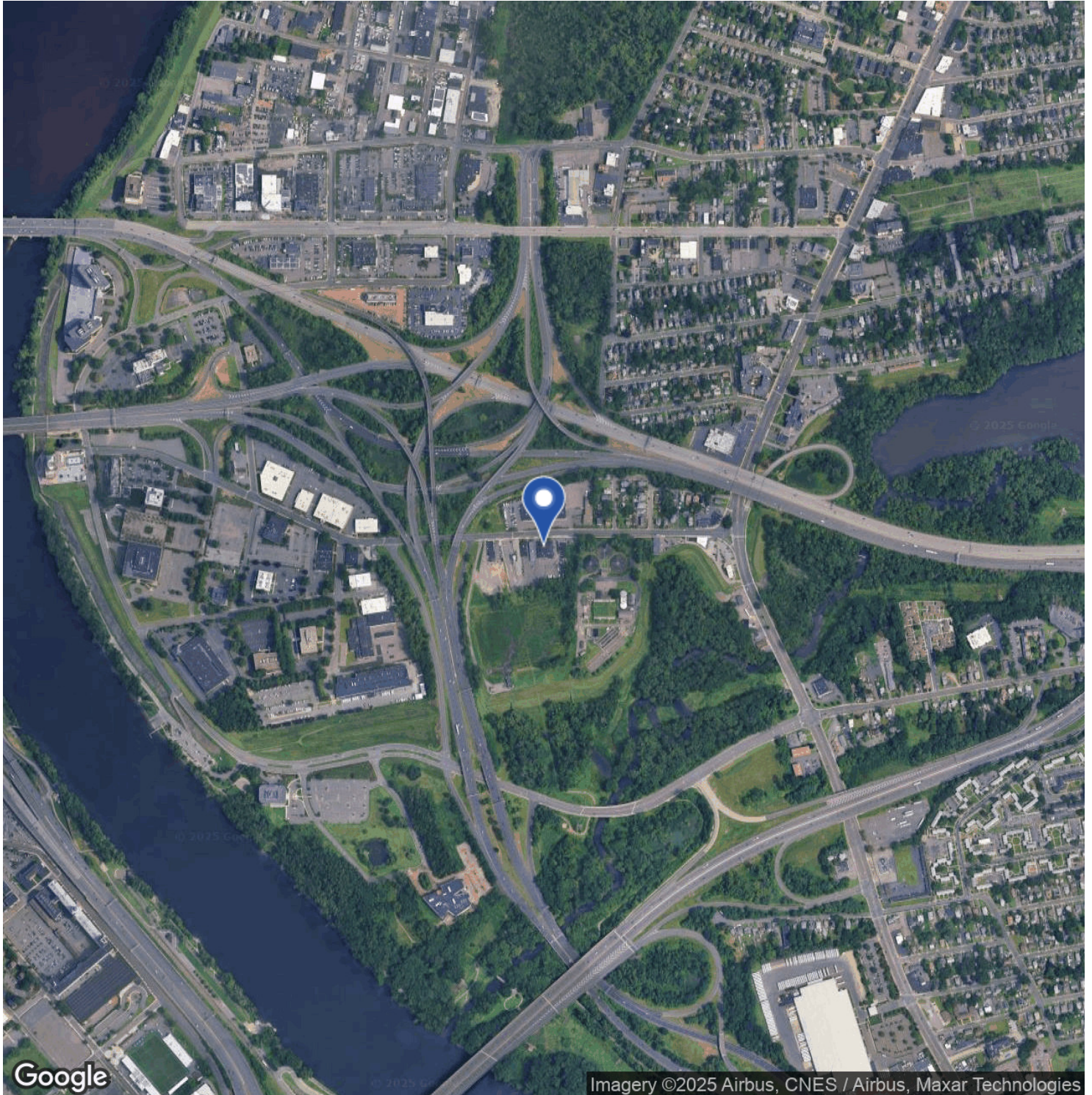
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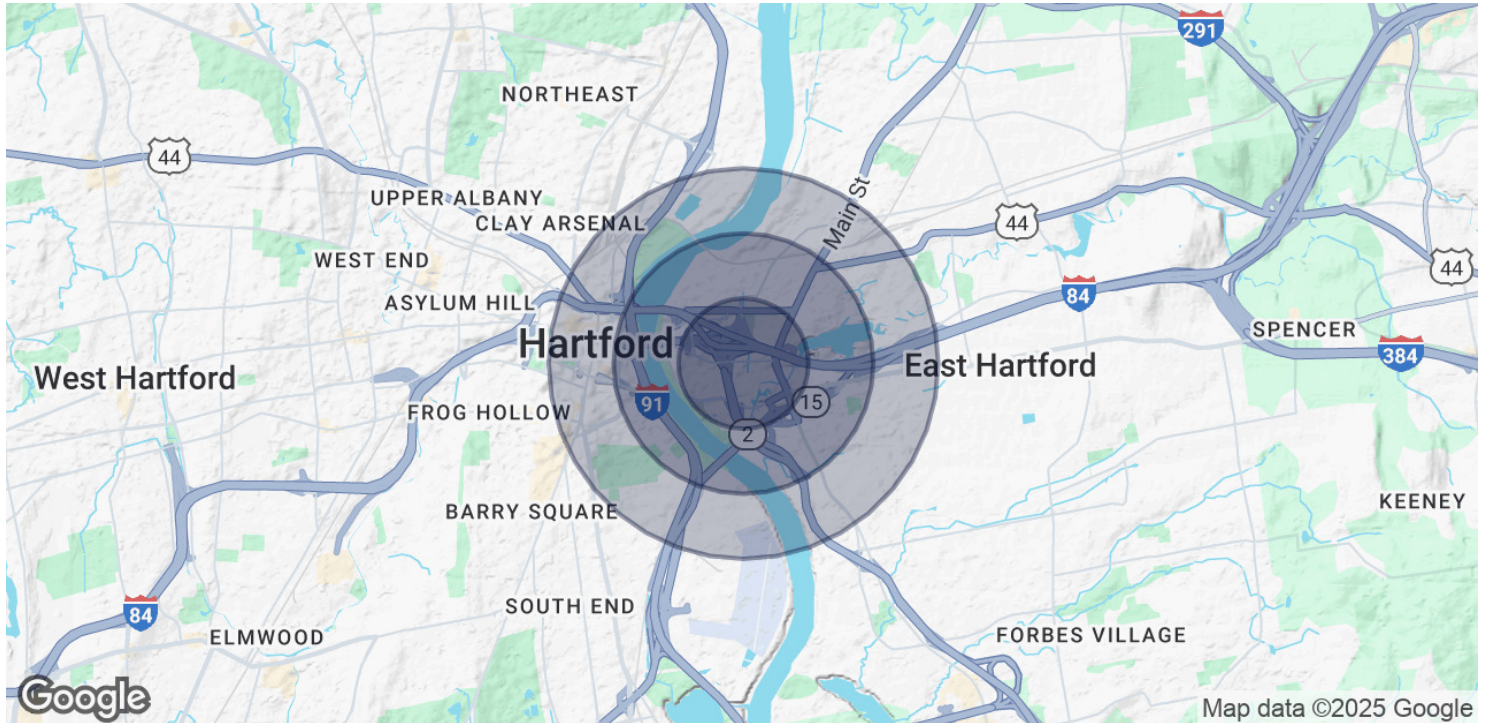




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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,450	8,225	17,955
Average Age	52.9	36.9	36.5
Average Age (Male)	51.7	34.9	35.1
Average Age (Female)	55.1	42.5	38.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	538	3,649	8,931
# of Persons per HH	2.7	2.3	2.0
Average HH Income	\$60,958	\$60,015	\$55,008
Average House Value	\$171,803	\$169,292	\$155,149

2020 American Community Survey (ACS)

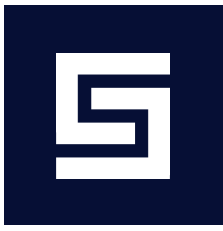
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