

# LEASE

**175 PROSPECT ST**  
175 Prospect St Torrington, CT 06790



## PROPERTY DESCRIPTION

Downtown Torrington office space available. Private parking and great visibility from the street. Modified Gross lease, Tenant pays utilities. Hands on local owner. This space is perfect for an attorney, accountant realtor, therapist, or any other professional use. Work close to home for a very reasonable price.

## PROPERTY HIGHLIGHTS

- Office Space Available
- Downtown Torrington
- Plenty of Free Parking
- Modified Gross Lease

## OFFERING SUMMARY

|                  |                        |
|------------------|------------------------|
| Lease Rate:      | \$1,300.00 SF/MO (MG)  |
| Number of Units: | 4                      |
| Available SF:    | 800 SF                 |
| Lot Size:        | .57 ACRES              |
| Building Size:   | 6,270 SF               |
| Zoning:          | DD                     |
| APN:             | TORR M:117 B:009 L:001 |

## DEMOGRAPHICS

|                  | 0.5 MILES | 1 MILE | 1.5 MILES |
|------------------|-----------|--------|-----------|
| Total Households | 2.128     | 6.170  | 8.967     |

**Mario Longobucco**  
860 307 5945



**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**

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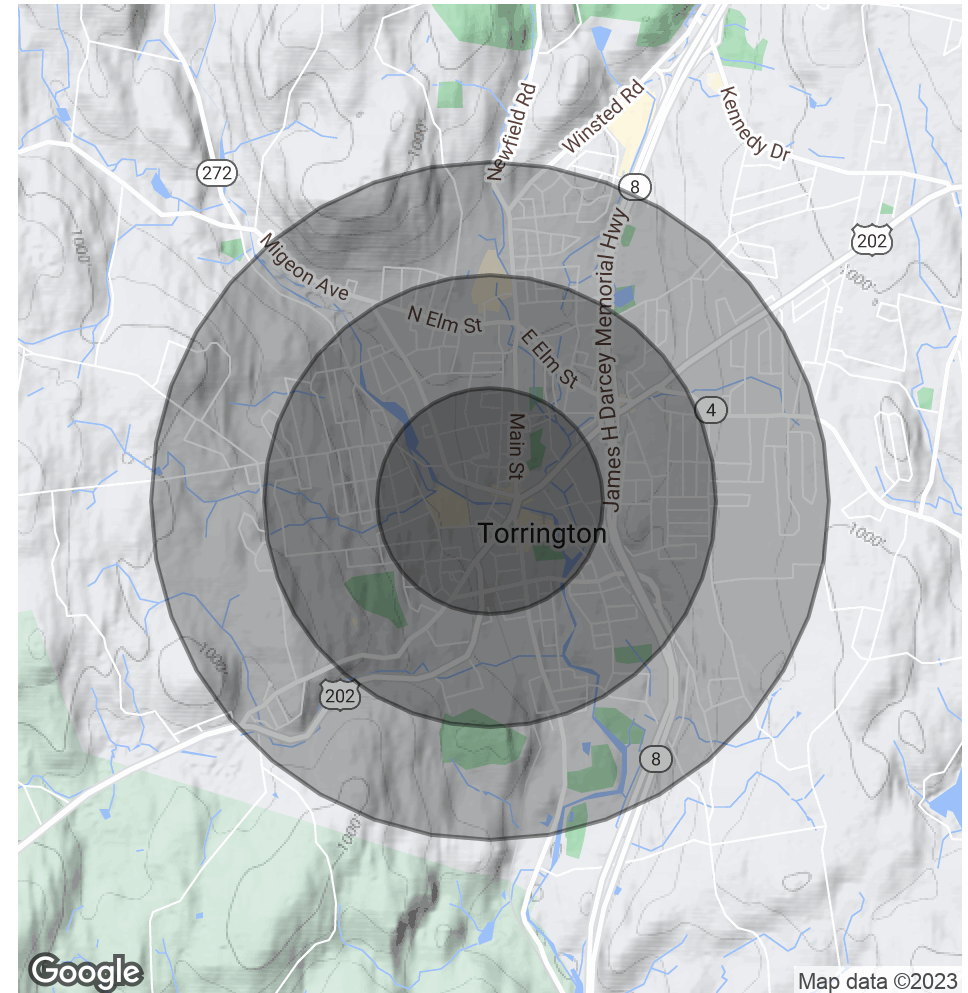
## 175 PROSPECT ST

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| POPULATION           | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population     | 3,885     | 12,189 | 18,201    |
| Average Age          | 37.3      | 39.6   | 41.5      |
| Average Age (Male)   | 36.9      | 36.7   | 38.7      |
| Average Age (Female) | 40.7      | 41.6   | 43.4      |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE    | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,128     | 6,170     | 8,967     |
| # of Persons per HH | 1.8       | 2         | 2         |
| Average HH Income   | \$41,251  | \$50,934  | \$57,081  |
| Average House Value | \$89,987  | \$119,675 | \$131,018 |

\* Demographic data derived from 2020 ACS - US Census



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