

LEASE

THE QUALITY CENTER

699 Winsted Road Torrington, CT 067902934



PROPERTY DESCRIPTION

Busy Winsted Road location between on/off ramp 45 of Route 8. Plaza located near Super Big Y, Lowe's and many offices on nearby Kennedy Drive. Some other Tenants include: CosmoProf Beauty Supply, Torrington Family Kempo, 707 Asian Fusion and Edible Arrangements and Pat's Pizzaz Furniture. 2,400 square feet available and suitable for any office, retail, or medical use. Reasonable asking rent and nnn.

PROPERTY HIGHLIGHTS

- Busy Winsted Road location
- feet from Route 8 North and South
- Successful, longtime Co-Tenants
- 2,400 feet available

OFFERING SUMMARY

Lease Rate:	\$10.15 SF/yr (NNN)
Number of Units:	7
Available SF:	2,400 SF
Lot Size:	2.6 Acres
Building Size:	20,640 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	14,593	18,676	38,632
Total Population	32,817	42,918	91,247
Average HH Income	\$91,379	\$99,776	\$126,780

Mario Longobucco
(860) 307-5945



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

THE QUALITY CENTER

699 Winsted Road Torrington, CT 067902934



Mario Longobucco
(860) 307-5945



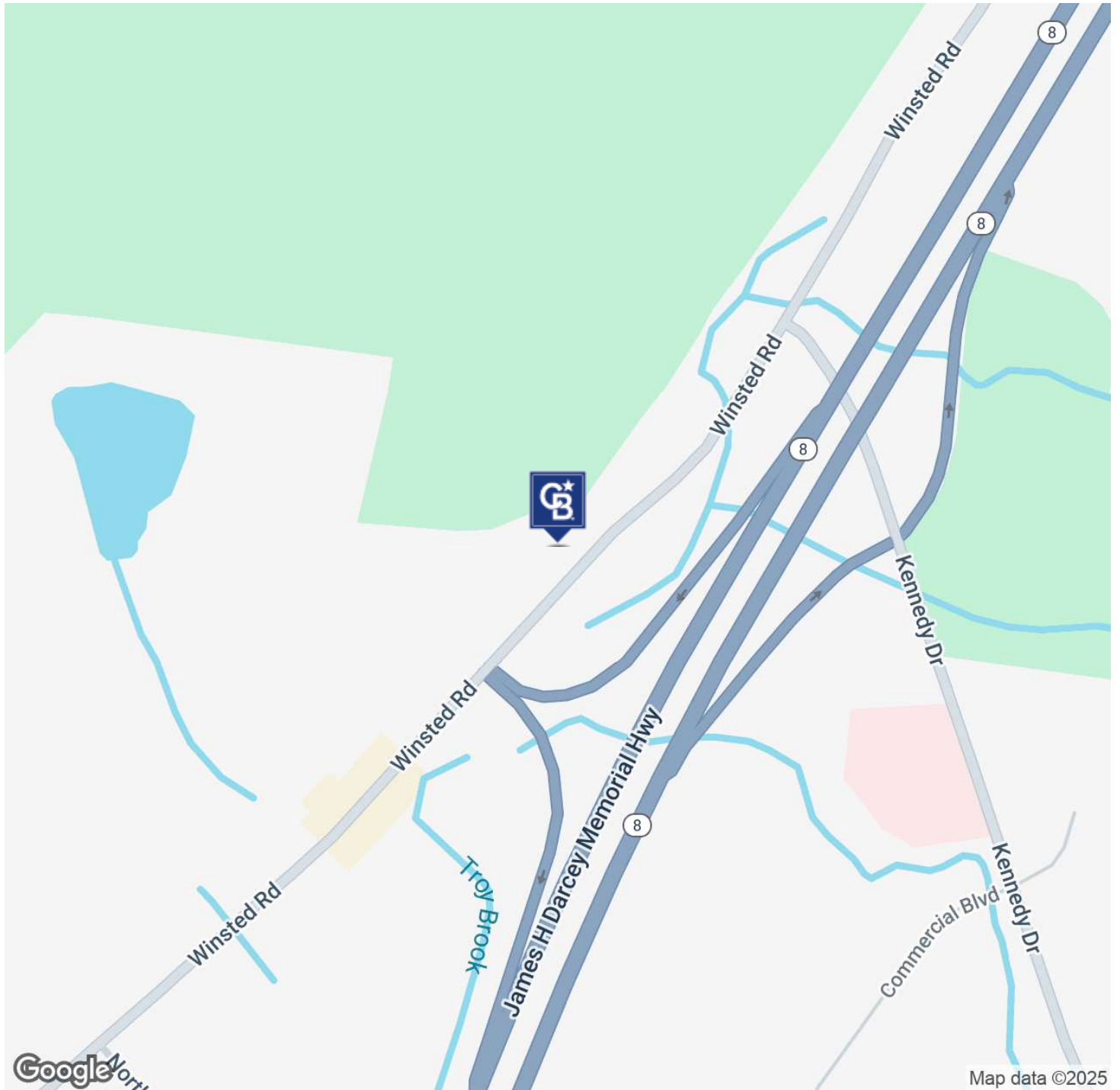
COLDWELL BANKER
COMMERCIAL
REALTY

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.

LEASE

THE QUALITY CENTER

699 Winsted Road Torrington, CT 067902934



Mario Longobucco
(860) 307-5945



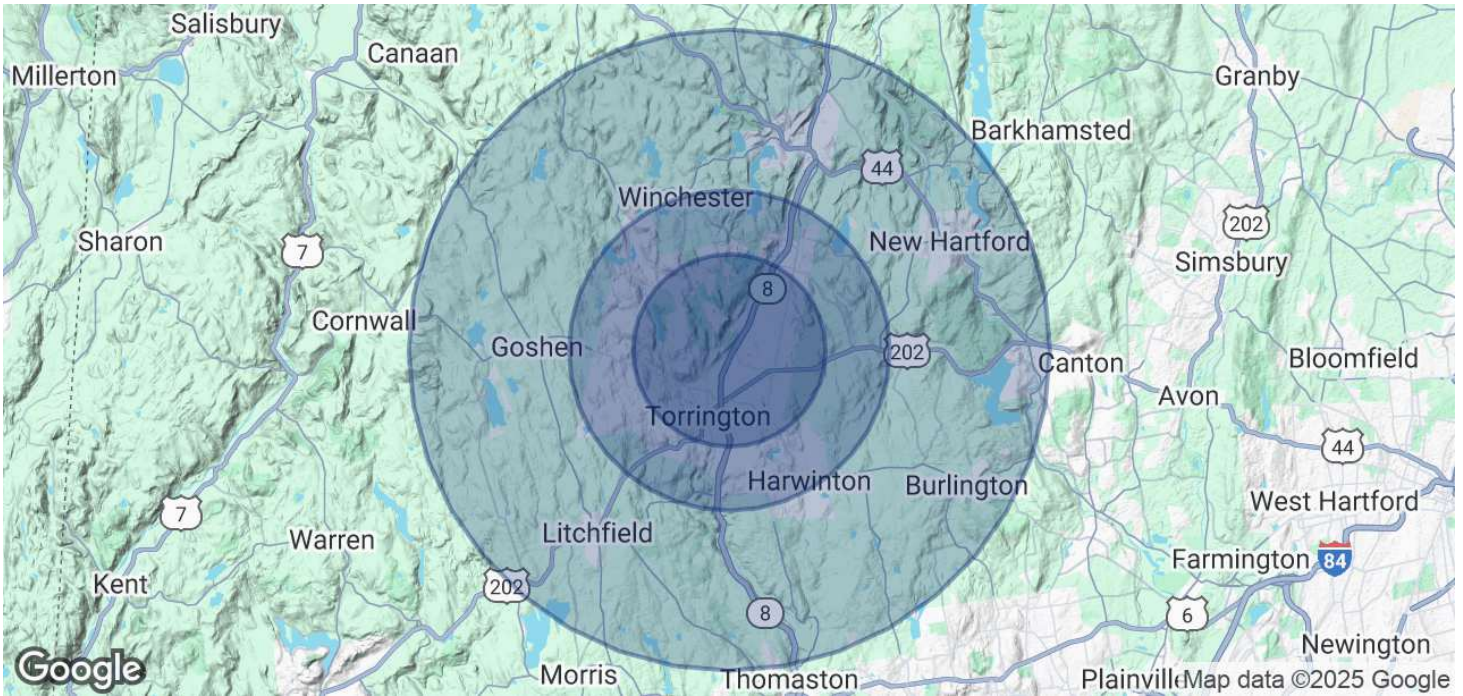
COLDWELL BANKER
COMMERCIAL
REALTY

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.

LEASE

THE QUALITY CENTER

699 Winsted Road Torrington, CT 067902934



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	32,817	42,918	91,247
Average Age	44	45	45
Average Age (Male)	43	43	44
Average Age (Female)	45	46	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,593	18,676	38,632
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$91,379	\$99,776	\$126,780
Average House Value	\$244,408	\$276,019	\$372,067

Demographics data derived from AlphaMap

Mario Longobucco
(860) 307-5945



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.