



FOR LEASE

3,160 SF FLEX SPACE

89-91 CHURCH STREET | EAST HARTFORD, CT 06108



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 3,160 SF for lease at 89-91 Church Street, East Hartford CT. This property boasts a convenient location with close proximity to I-84, offering ease of access for businesses and clientele alike. Versatile and suitable for a variety of uses, the space presents an excellent opportunity for customization to meet the specific needs of your business.

PROPERTY HIGHLIGHTS

- Close proximity to I-84
- Suitable for a variety of uses
- Convenient location
- Ample Parking
- Additional office space available

OFFERING SUMMARY

Lease Rate:	\$8.25 NNN
Available SF:	3,160 - 3,866 SF
Lot Size:	1.79 Acres
Building Size:	10,305 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	517	1,758	5,385
Total Population	1,246	4,255	12,986
Average HH Income	\$59,547	\$52,797	\$56,574

KATHRYN COLOMBIE
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\$8.25 NNN

BUILDING SPECIFICATIONS

Building Size	10,305 SF
Available Space	3,160 SF
Warehouse	2,700 SF
Office	460 SF
Additional Office Available	706 SF
Ceiling Height	15'
Docks	1
Column Spacing	Clear span
Year Built	1986

MECHANICAL/UTILITIES

Power	200 amp, 120 volt, 3 phase
Heat	Gas
Air Conditioning	Office
Lighting	Fluorescent
Water/Sewer Company	City
Electric Company	Eversource

LAND

Lot Size	1.79 Acres
Parking	15 spaces
Zoning	R-3

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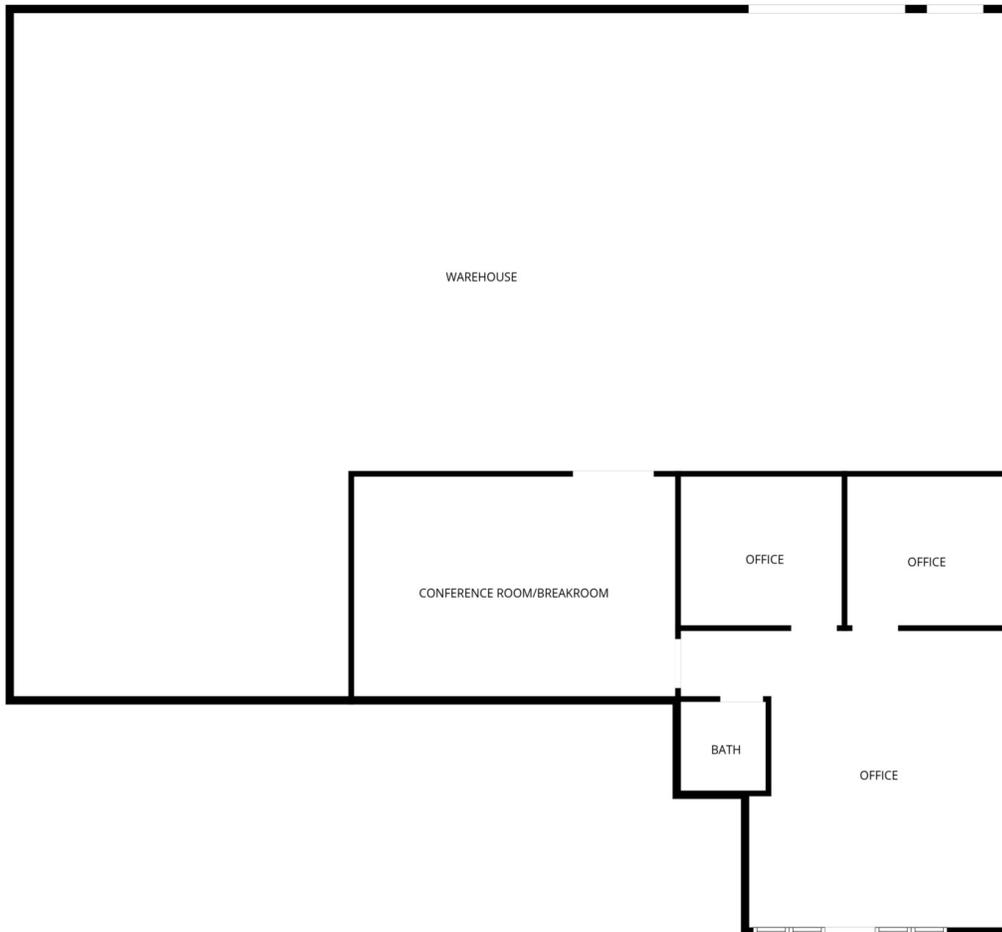
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Floor Plan: Primary Available Space

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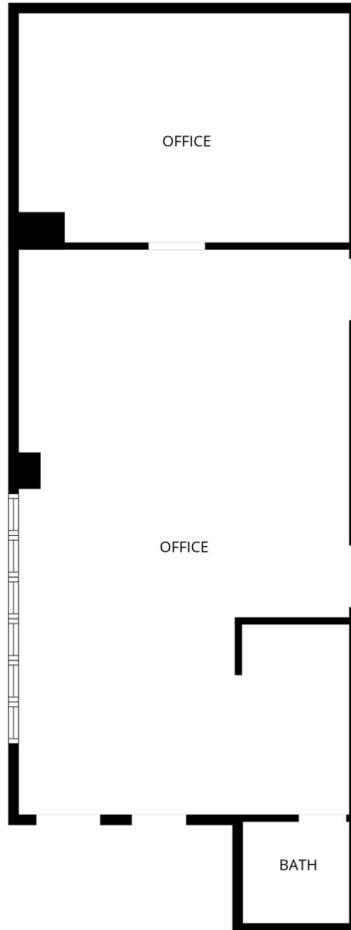
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Floor Plan: Additional Adjoining Office Space

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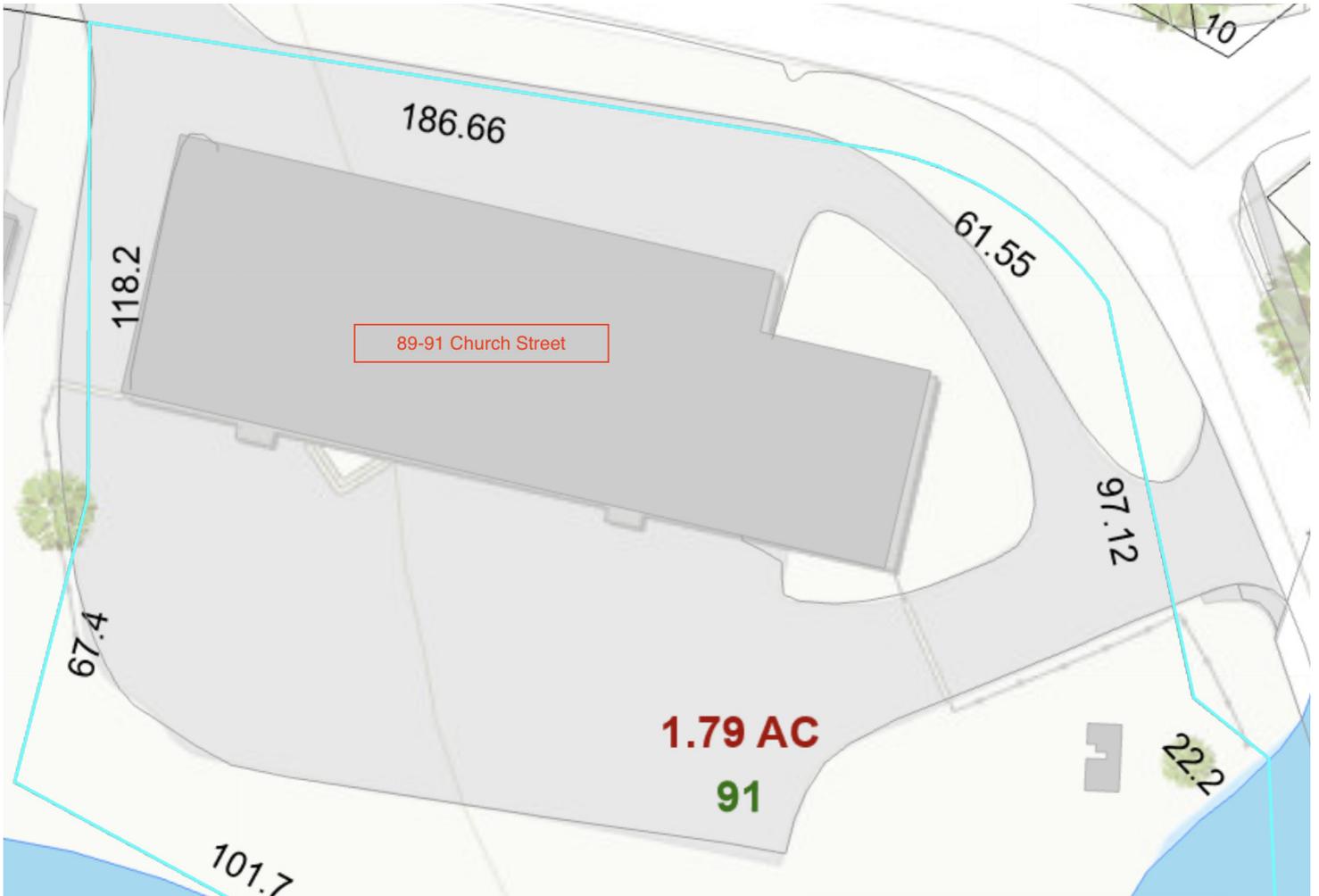
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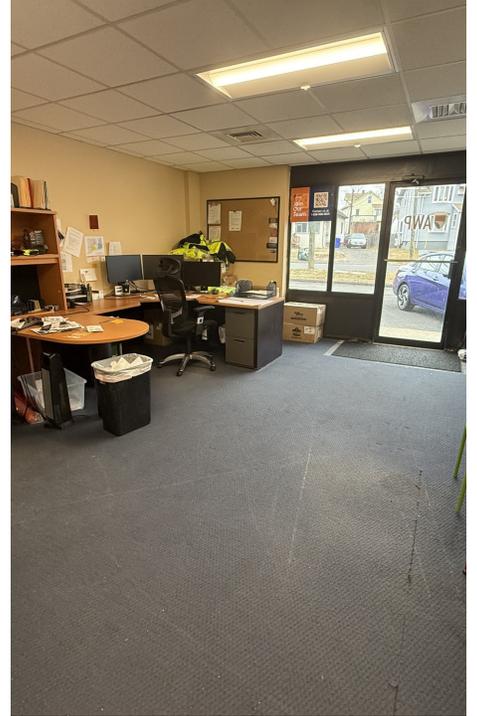
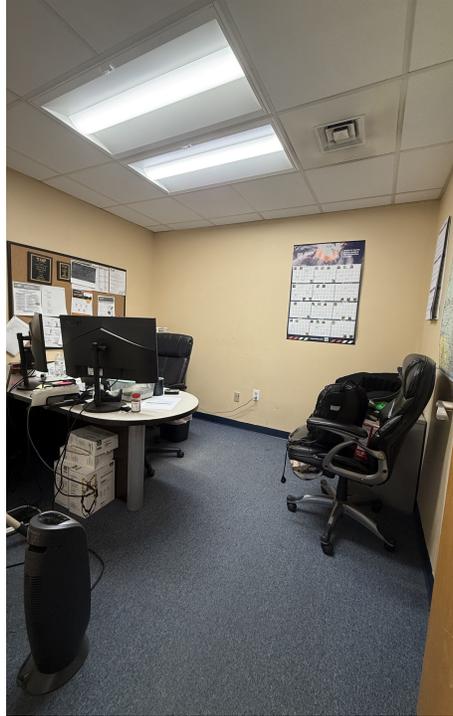
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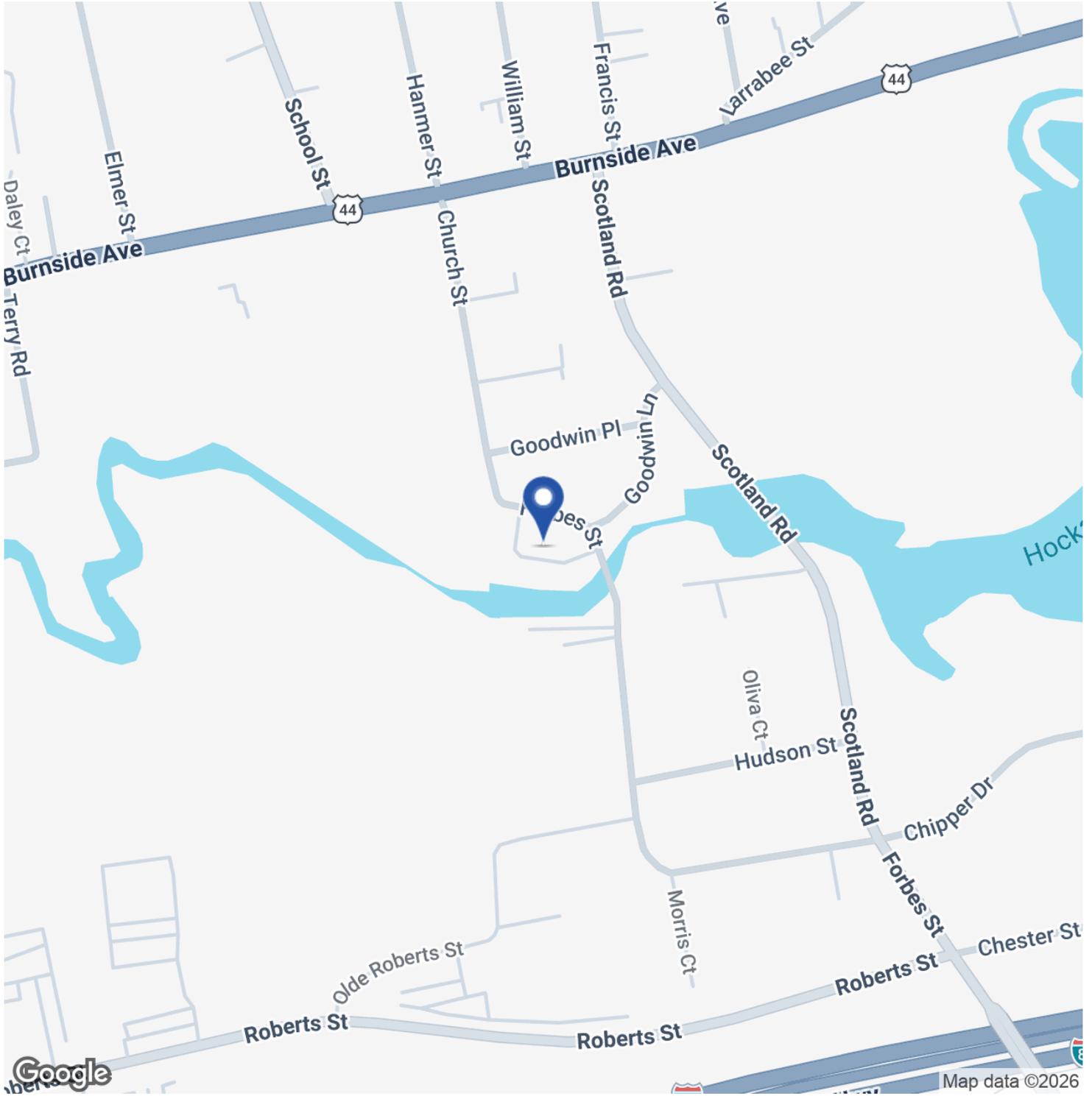
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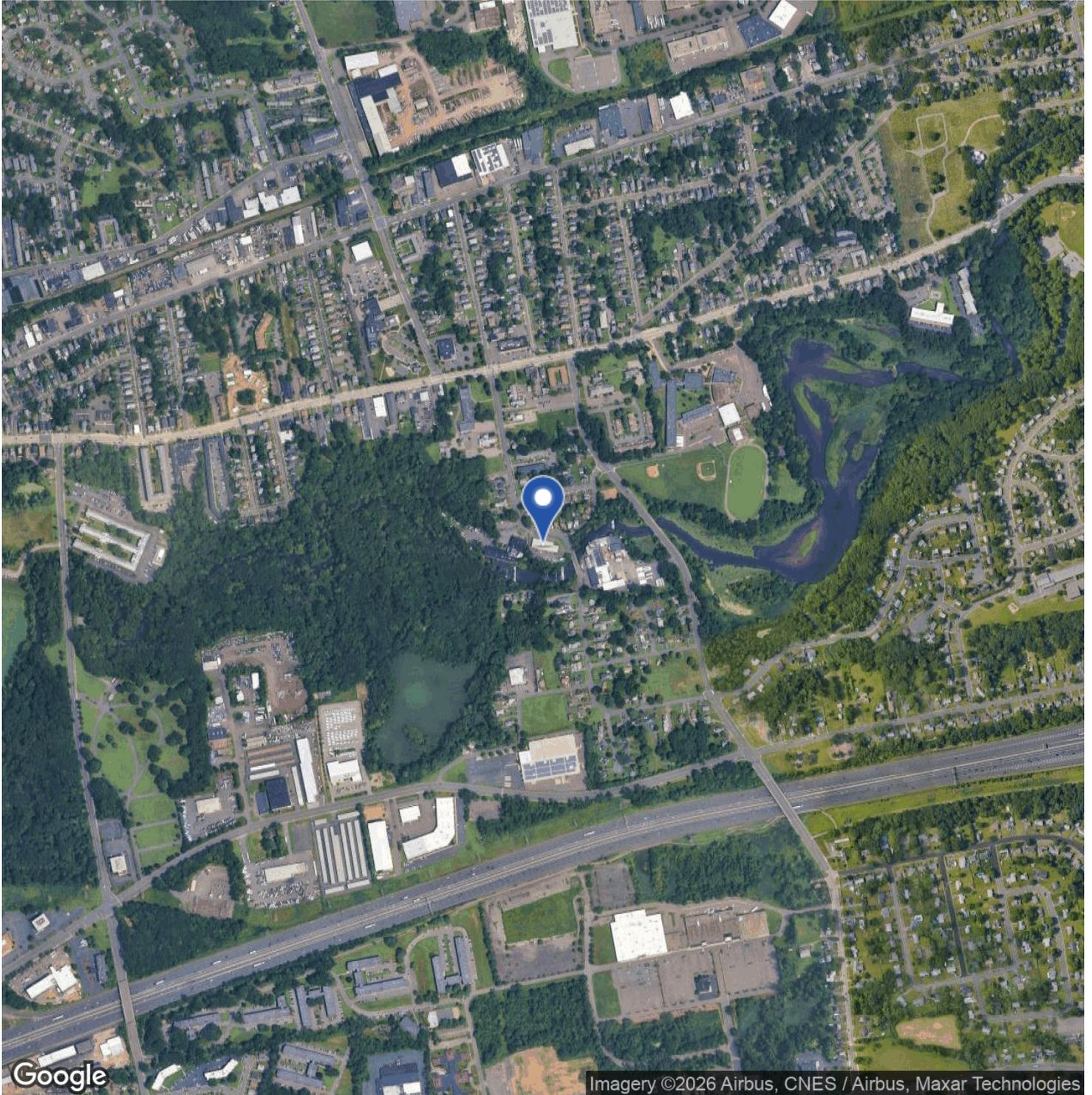
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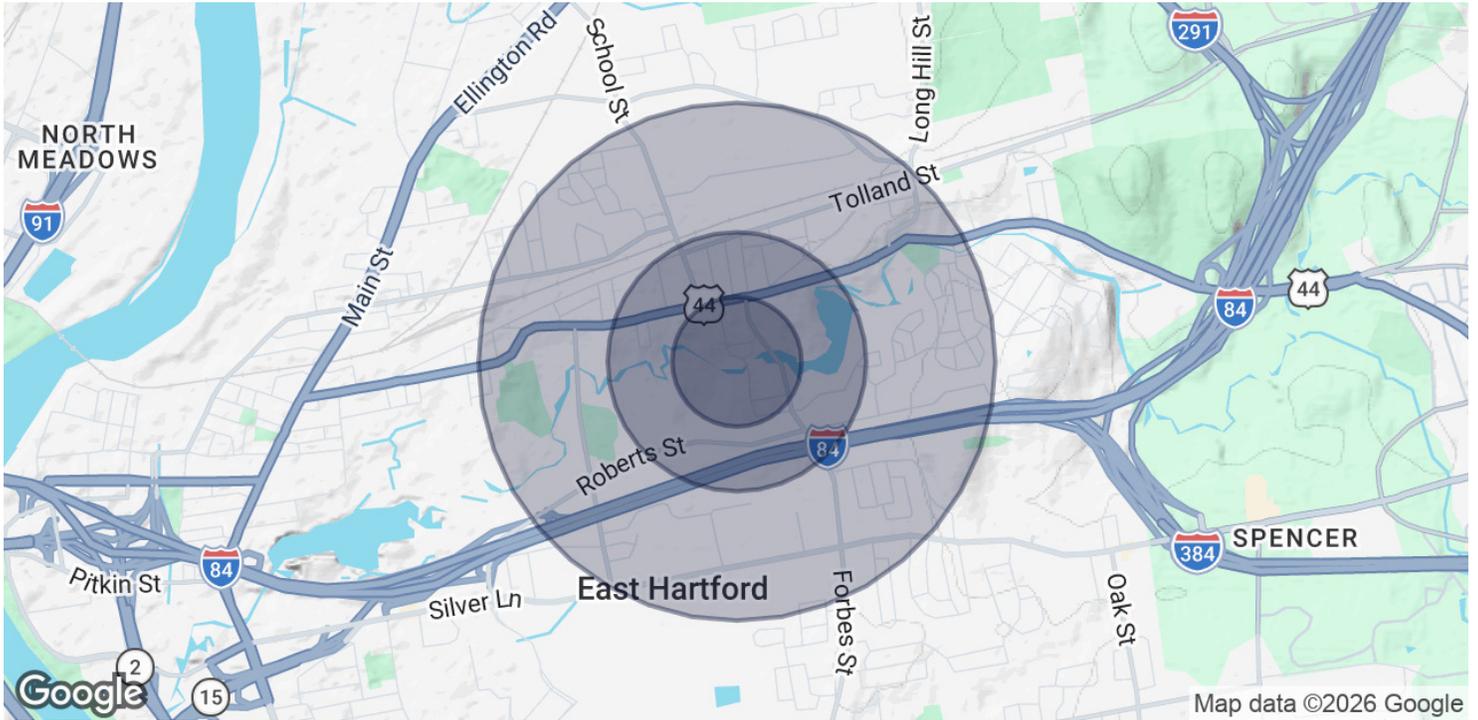
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,246	4,255	12,986
Average Age	33.8	33.4	34.4
Average Age (Male)	33.7	32.8	34.0
Average Age (Female)	34.4	35.3	36.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	517	1,758	5,385
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$59,547	\$52,797	\$56,574
Average House Value	\$131,213	\$131,021	\$140,886

2020 American Community Survey (ACS)

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