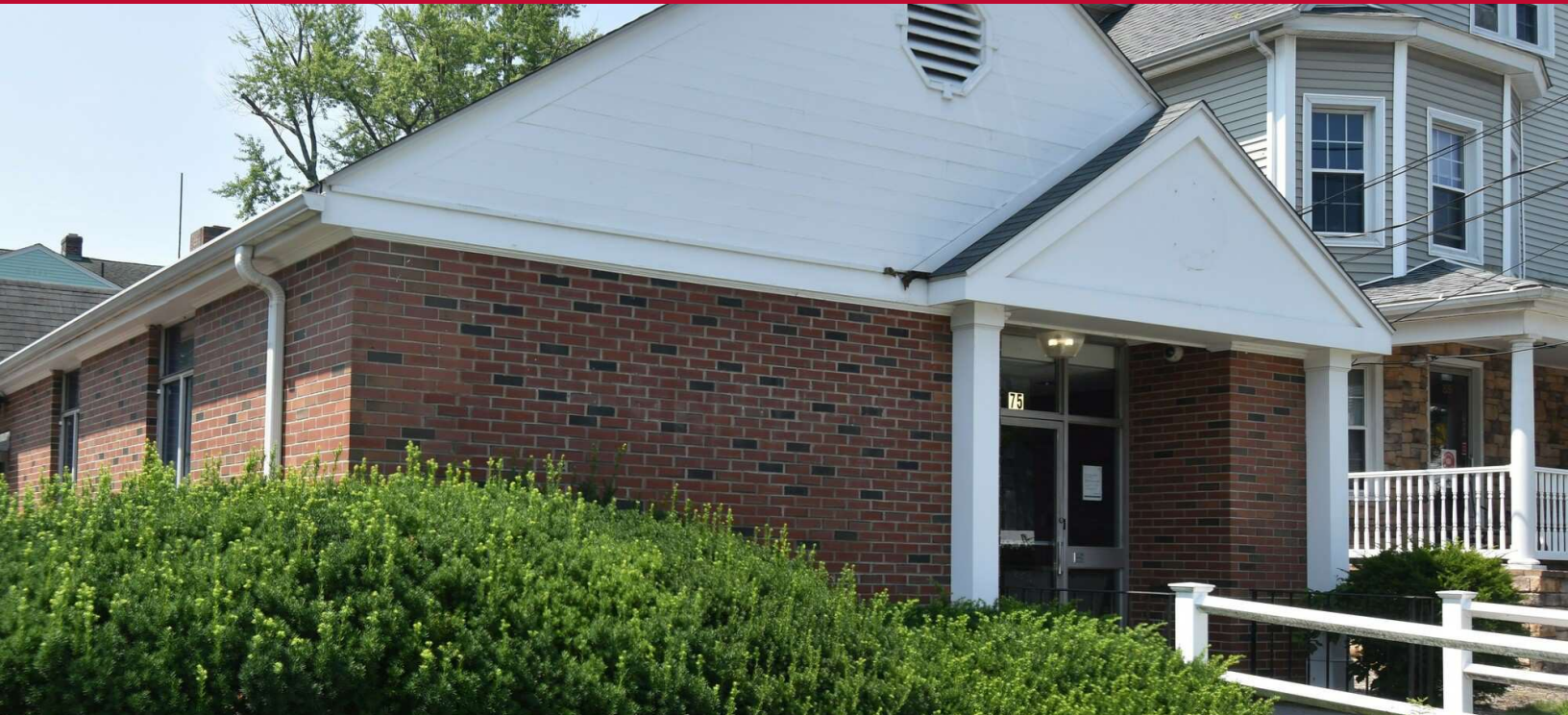


75 PARK ROAD • RETAIL/OFFICE PROPERTY FOR LEASE

75 PARK ROAD, WEST HARTFORD, CT 06119



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COMMERCIAL REAL ESTATE SERVICES
A Veteran Owned Company



PROPERTY DESCRIPTION

75 Park Road is a desirable free-standing building located on a corner lot with a drive-thru located on West Hartford's frequently traveled Park Road. While most recently used as a bank, this building offers 1,680 SF on the main floor and is perfect for many different types of tenants. The clear and open space on the main floor makes it perfect for a variety of uses and has large windows to bring in plenty of natural light. It also boasts 1,488 SF of additional basement space which is finished throughout. In the basement you will find 2 restrooms, a kitchenette/breakroom, storage rooms and the utility room.

PROPERTY HIGHLIGHTS

- 1,680 SF of retail/office space
- 1,488 SF of additional space in the basement
- Drive-thru dedicated lane and window already in place
- Facade and monument signage opportunities
- ADT count of 14,300 cars
- Large windows for plenty of natural light

OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,680 SF
Lot Size:	0.17 Acres
Building Size:	1,680 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	12,378	67,681	99,231
Total Population	27,122	167,583	250,149
Average HH Income	\$92,779	\$94,665	\$100,733

CARL BERMAN CCIM, MICP
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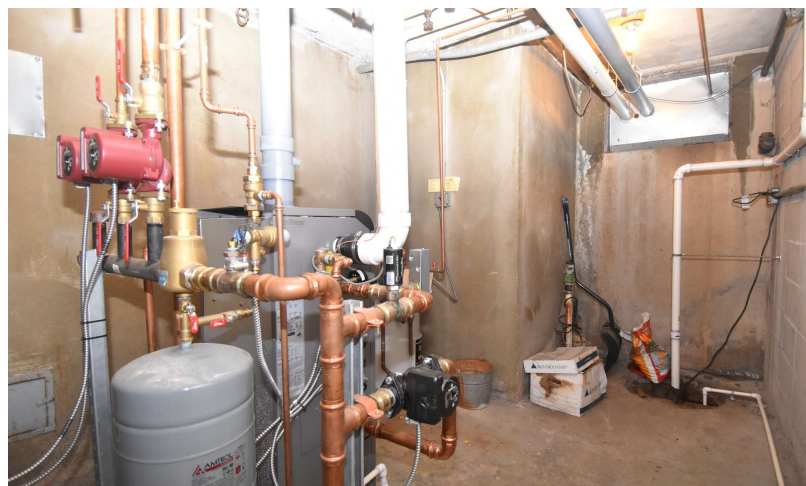
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MAIN FLOOR

1,680 SF +/-

KEY:



WINDOW



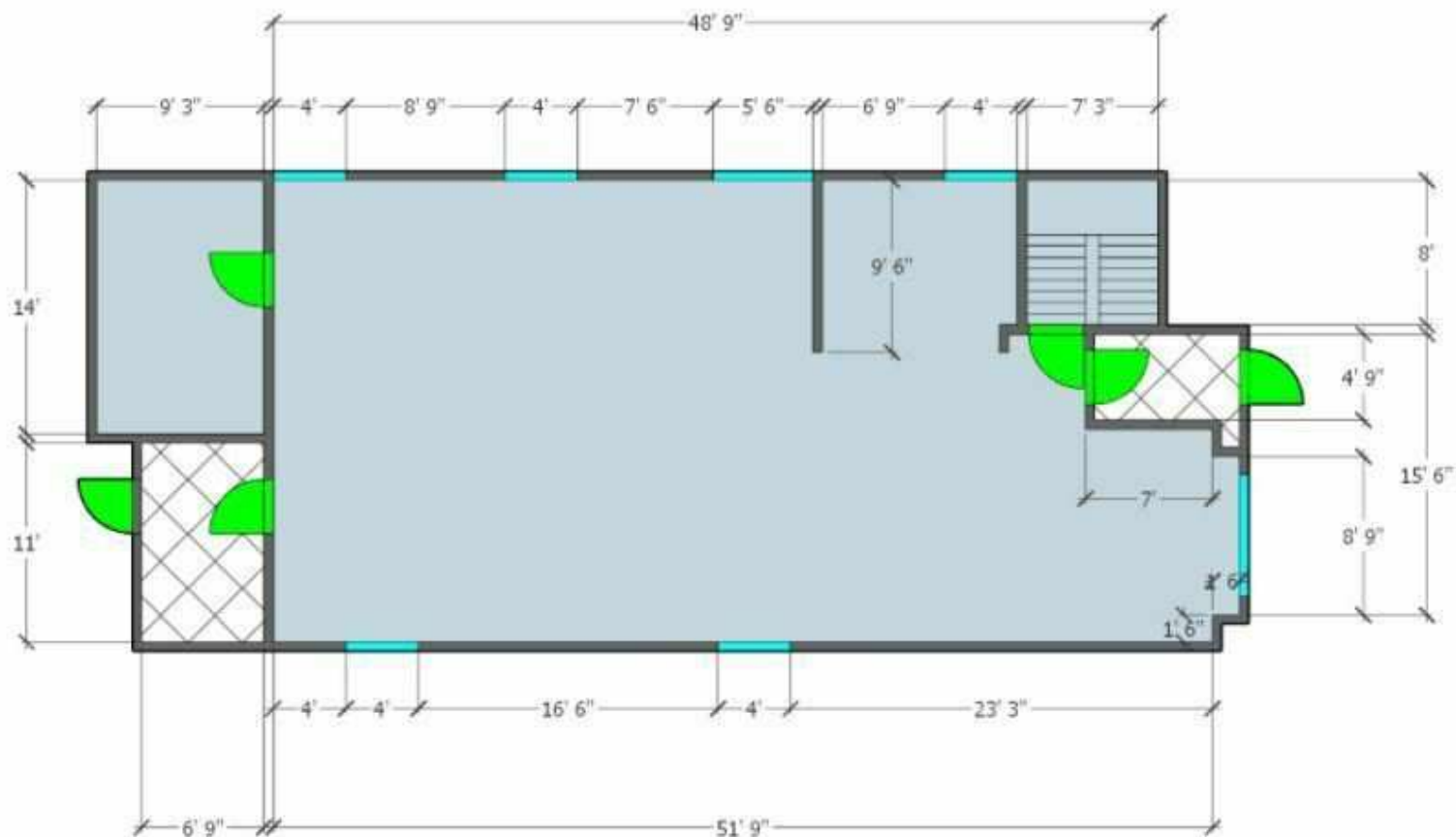
DOORWAY



STAIRWELL



BREEZEWAY



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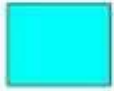


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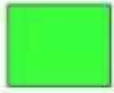
BASEMENT

1,488 SF +/-

KEY:



WINDOW



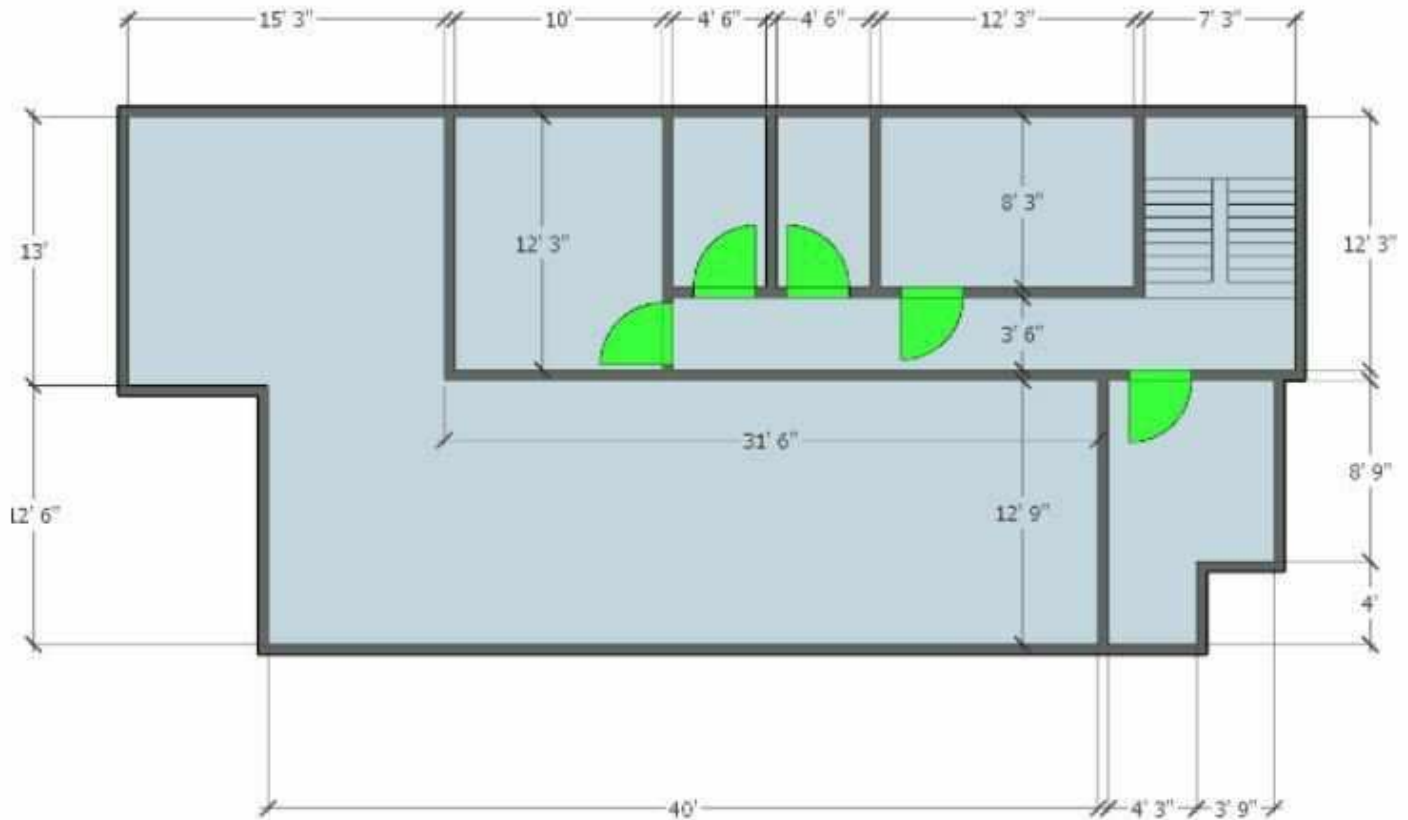
DOORWAY



STAIRWELL



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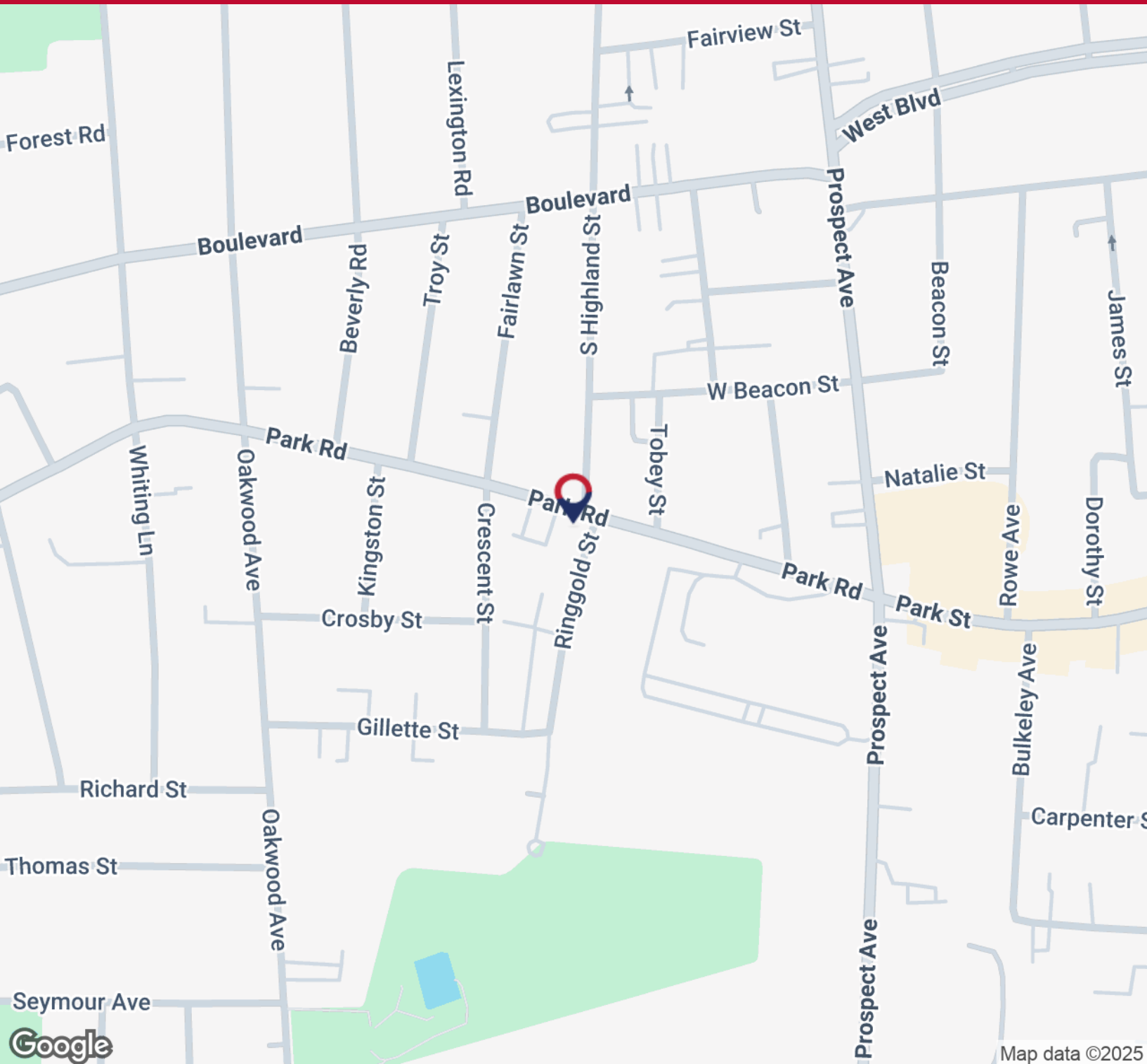
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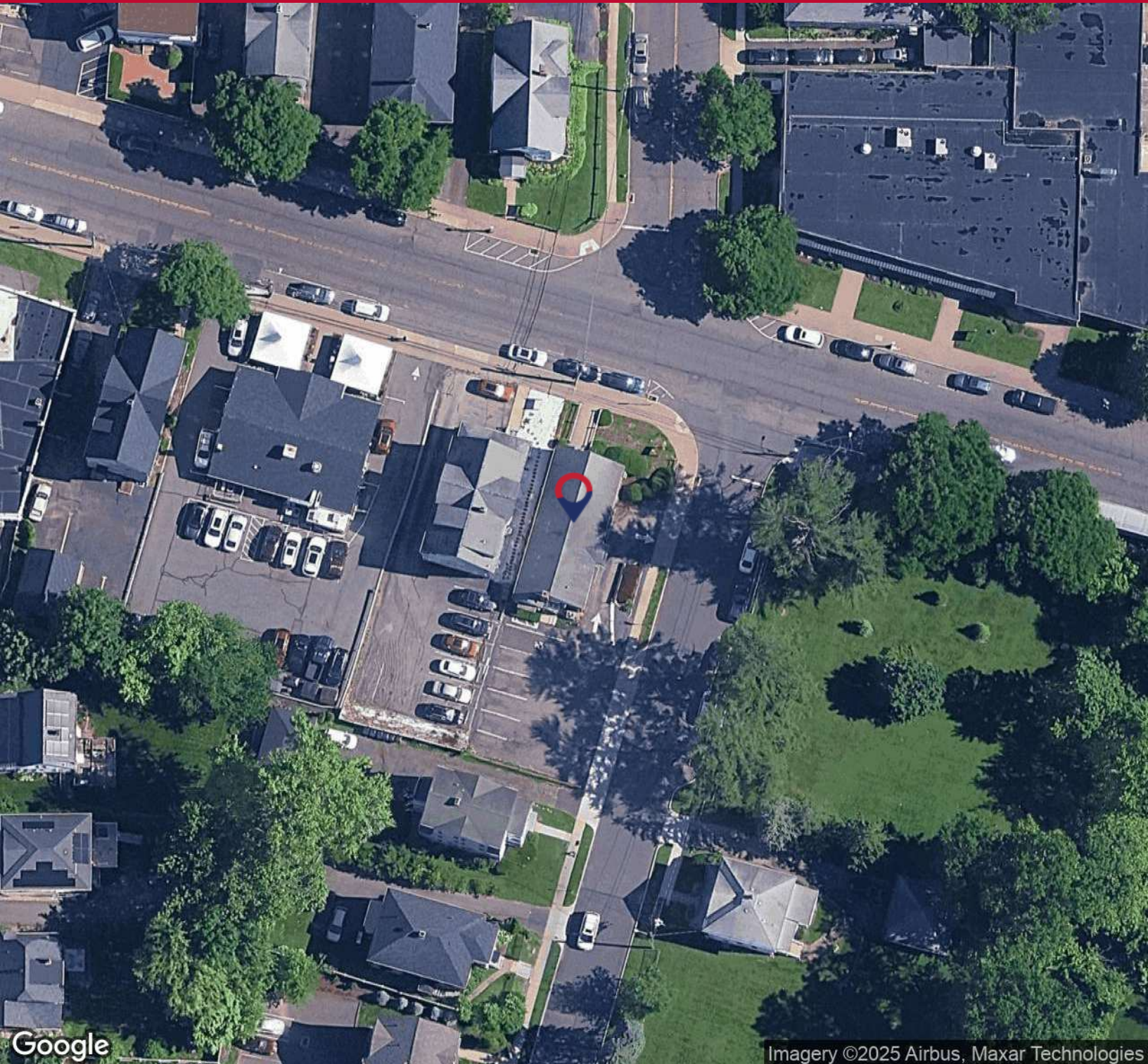
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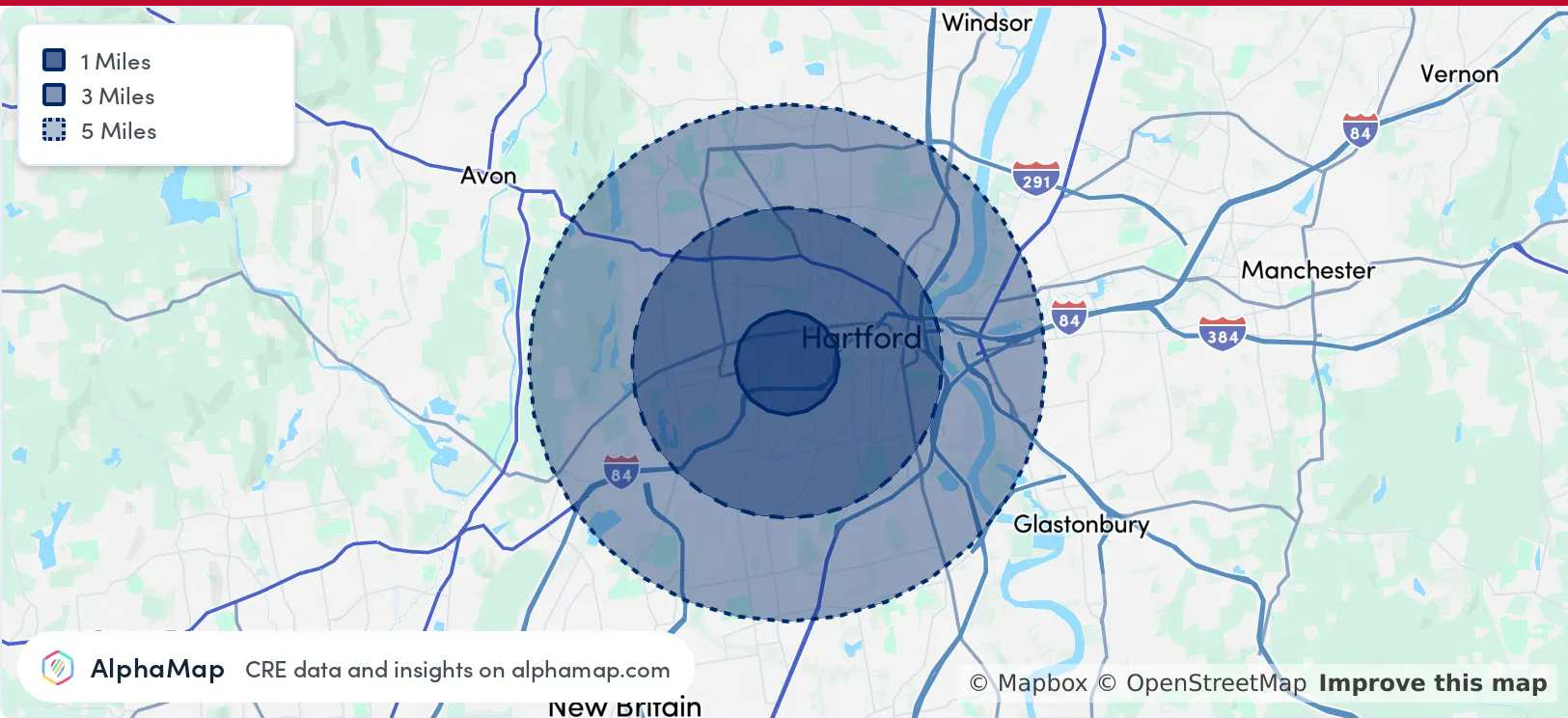
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	27,122	167,583	250,149
Average Age	40	39	40
Average Age (Male)	39	38	38
Average Age (Female)	41	40	41

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	12,378	67,681	99,231
Persons per HH	2.2	2.5	2.5
Average HH Income	\$92,779	\$94,665	\$100,733
Average House Value	\$325,885	\$332,116	\$326,976
Per Capita Income	\$42,172	\$37,866	\$40,293

Map and demographics data derived from AlphaMap

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