

520 HARTFORD TPKE • RETAIL / OFFICE PROPERTY FOR LEASE

VERNON ROCKVILLE, CT 06066



ELITE
COMMERCIAL REAL ESTATE SERVICES
A Veteran Owned Company



PROPERTY DESCRIPTION

The 1700 sq ft space is currently built out as medical office yet could also be used for general office or retail.

PROPERTY HIGHLIGHTS

- 1700 Sq Ft
- Ample Parking
- Currently Built Out as Medical Office
- Highly Visible Location from Route 30 and 184
- Billboard on the Property

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Number of Units:	40
Available SF:	1,400 SF
Lot Size:	7.701 Acres
Building Size:	69,230 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,919	19,713	44,308
Total Population	4,816	43,463	99,850
Average HH Income	\$121,647	\$93,966	\$95,437

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Elite Commercial Real Estate Services, LLC, is not responsible for misstatement of facts, errors or omissions. Any drawings are not to scale, all data, including all approximate measurements and calculations of area, were obtained from various sources and has not been, and will not be, verified by Elite Commercial Real Estate Services, LLC. All information should be independently reviewed and verified for accuracy.

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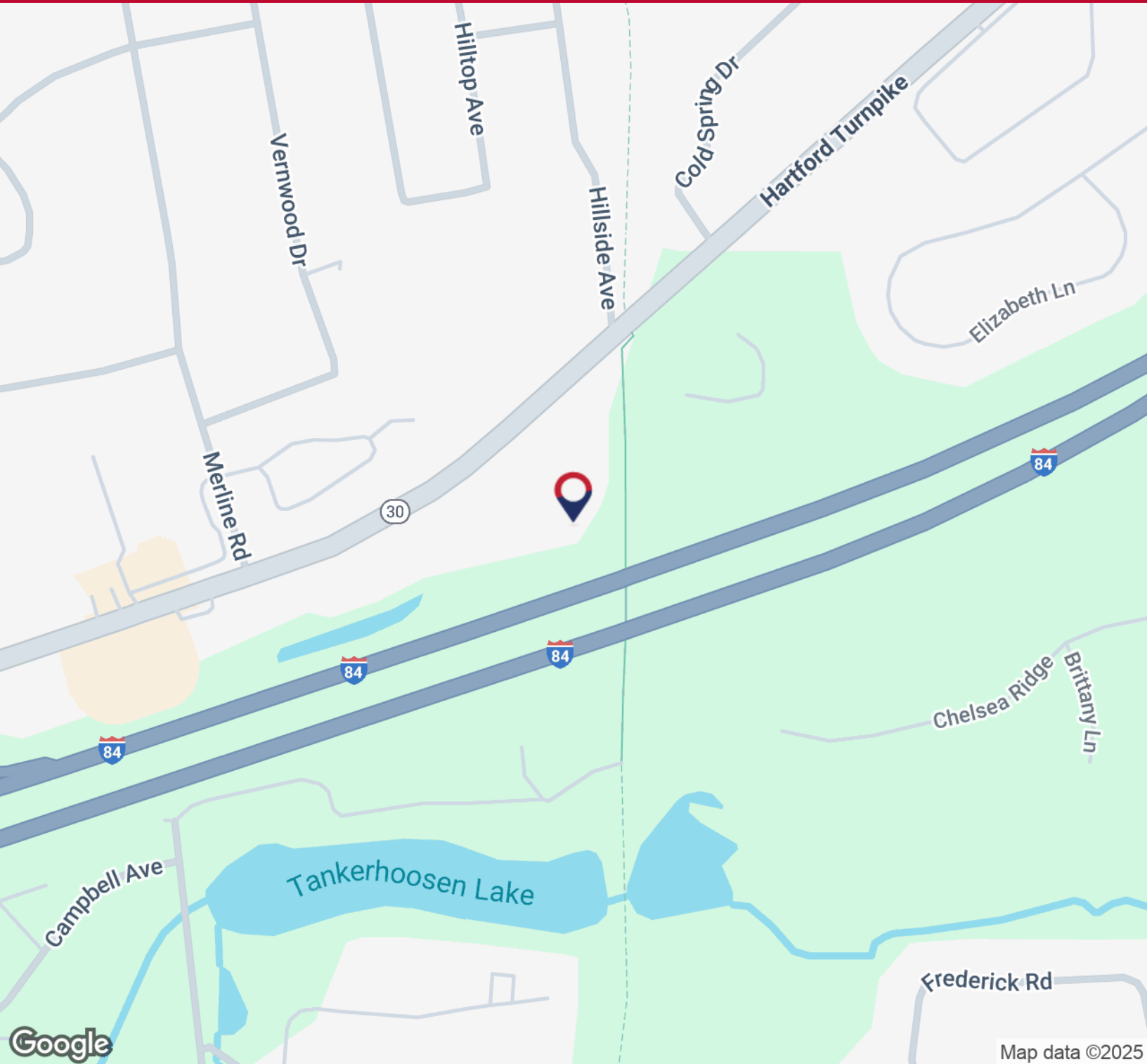
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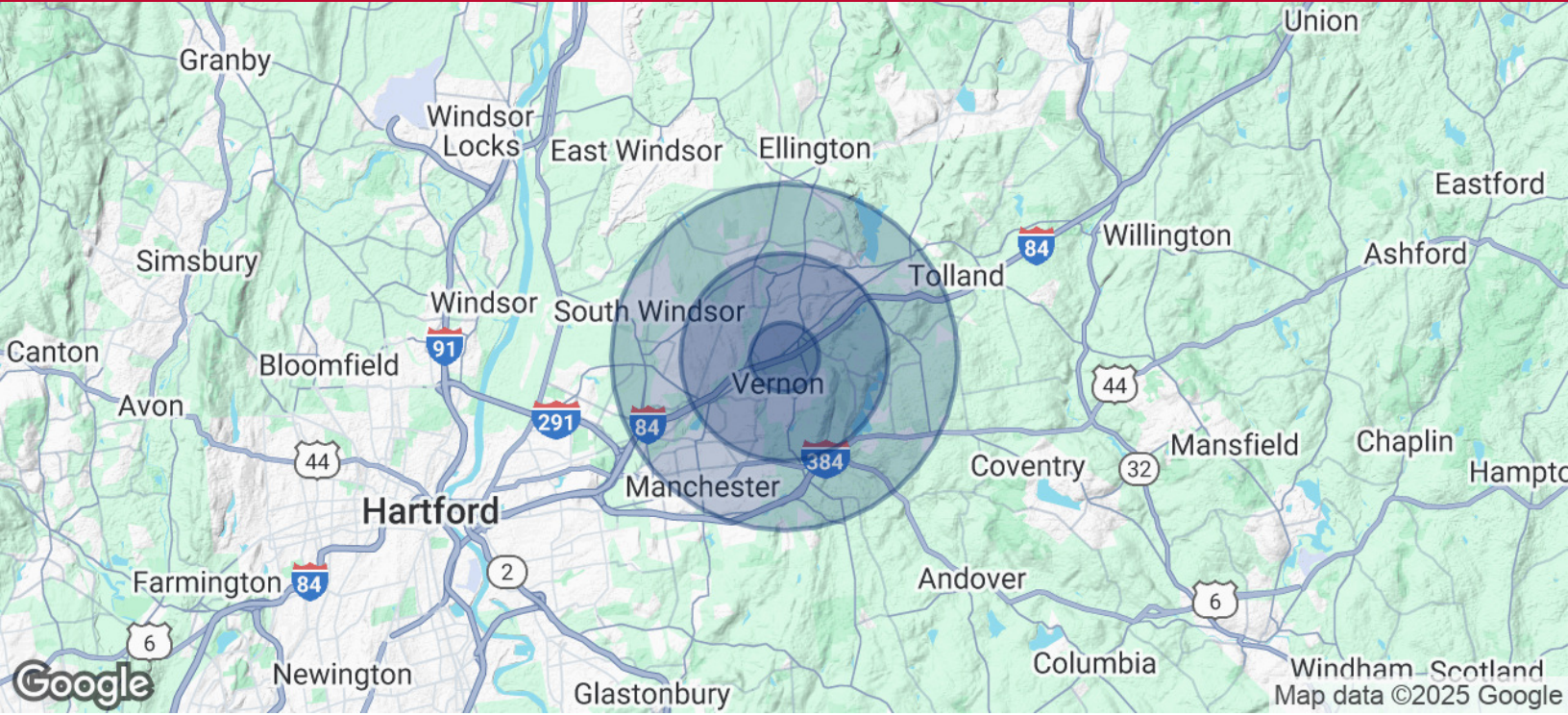
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,816	43,463	99,850
Average Age	47.1	41.1	39.8
Average Age (Male)	45.9	39.1	37.9
Average Age (Female)	50.2	42.4	41.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,919	19,713	44,308
# of Persons per HH	2.5	2.2	2.3
Average HH Income	\$121,647	\$93,966	\$95,437
Average House Value	\$246,664	\$207,960	\$205,393

2020 American Community Survey (ACS)

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