

SALE / LEASE NEW HARTFORD CT SHOPPING CENTER (ROUTE 44)

141 Main St New Hartford, CT 06057



PROPERTY DESCRIPTION

Highly successful, long-standing shopping center property for sale in New Hartford, CT. The property has a healthy roster of tenants led by a freestanding Northwest Community Savings Bank building on an outparcel. Inline tenants include longtime New Hartford businesses Marandino Spirit Shop and New Hartford Diner. The center also features an Asian restaurant, a dance studio, and a nail salon.

The center will have a 23,000 square foot vacancy which makes this attractive to a user investor. Sub-dividable to 5,000 sf. Self-Storage, recreational, retail, office, grocery are some of the uses that could work here.

New Hartford is known as a Town for All Seasons. The Farmington River boasts a tubing ride across the street from the property as well as some of the best trout fishing in the State. Ski Sundown draws from all corners all winter long. Falls are for leaf peepers and antique hunters and summers are spent on one of the cleanest bodies of water, the spring fed West Hill Pond as well as numerous summer camps in the area. Lastly, 291 homes seeking approvals to be built on land that surround the property!

Mario Longobucco
(860) 307-5945

OFFERING SUMMARY

Sale Price:	\$2,499,000
Lease Rate:	\$10 SF/yr (NNN)
Number of Units:	10
Available SF:	5,000 - 23,000 SF
Lot Size:	5.7 Acres
Building Size:	42,516 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,981	13,329	72,118
Total Population	7,531	31,739	173,809
Average HH Income	\$166,480	\$133,120	\$130,879



COLDWELL BANKER
COMMERCIAL
REALTY

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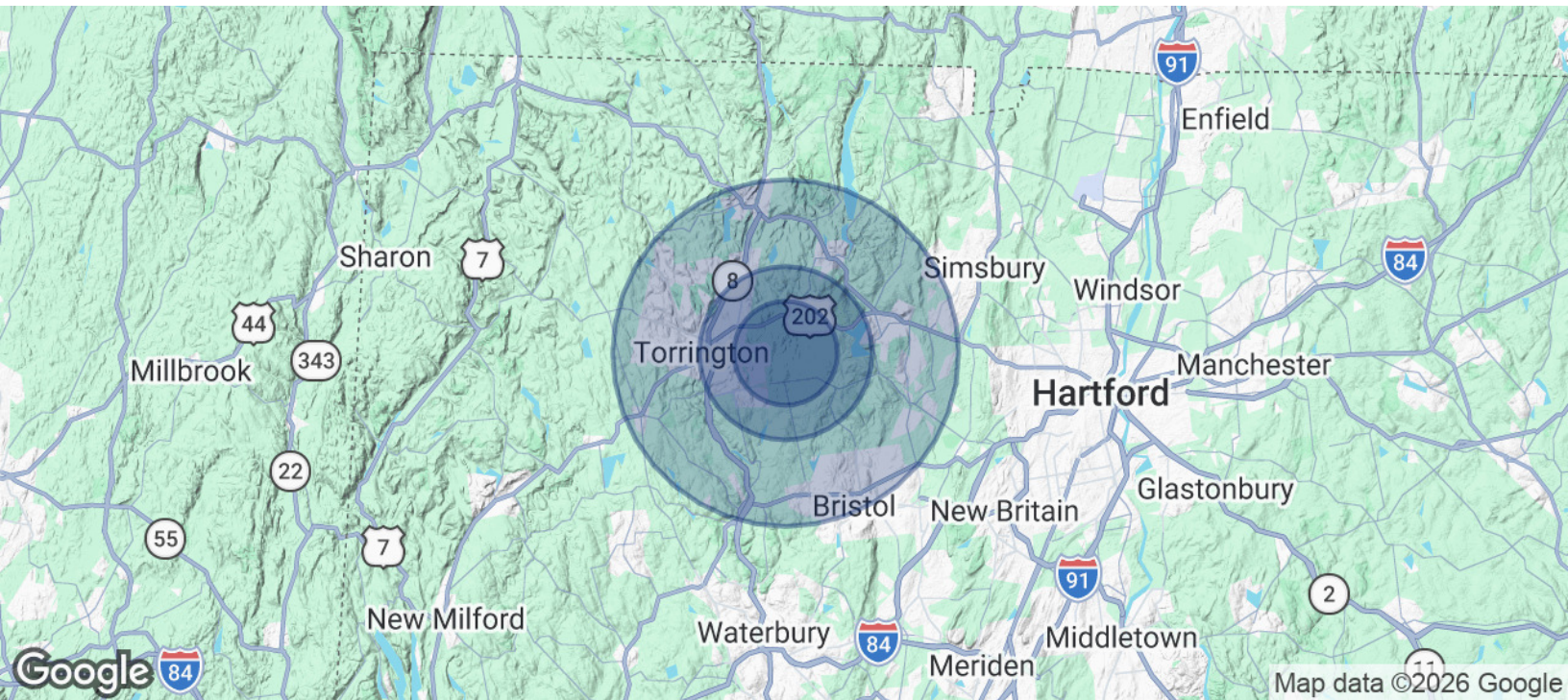


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	7,531	31,739	173,809
Average Age	45	45	44
Average Age (Male)	45	44	43
Average Age (Female)	46	46	45
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,981	13,329	72,118
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$166,480	\$133,120	\$130,879
Average House Value	\$416,875	\$331,209	\$378,965

2020 American Community Survey (ACS)

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