

SALE

1 LENOLA DRIVE

1 Lenola Dr Farmington, CT 06032



PROPERTY DESCRIPTION

1 Lenola Drive offers a unique owner-user opportunity just off the Route 4 corridor in Farmington. The property features a 2,132 SF freestanding commercial building situated on 4.59 acres, offering a private setting with convenient access and approximately 30 on-site parking spaces. Currently utilized as a dog grooming business, the property is well suited for a variety of office, service-oriented, or commercial uses, subject to zoning. With its substantial acreage, standalone building, and prime Farmington location, the property presents an attractive opportunity for a business owner seeking to own and occupy their real estate.

PROPERTY HIGHLIGHTS

- 2,132 SF building
- Private location just off of the Route 4 corridor
- 21,000+ vehicles per day on Route 4
- Prime location in Farmington area
- Ideal Owner /User Property

OFFERING SUMMARY

Sale Price:	\$400,000
Lot Size:	4.59 AC
Building Size:	2,132 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	720	10,245	53,091
Total Population	1,595	25,278	131,095
Average HH Income	\$192,107	\$164,056	\$128,085

James McCall
(203) 376-9650



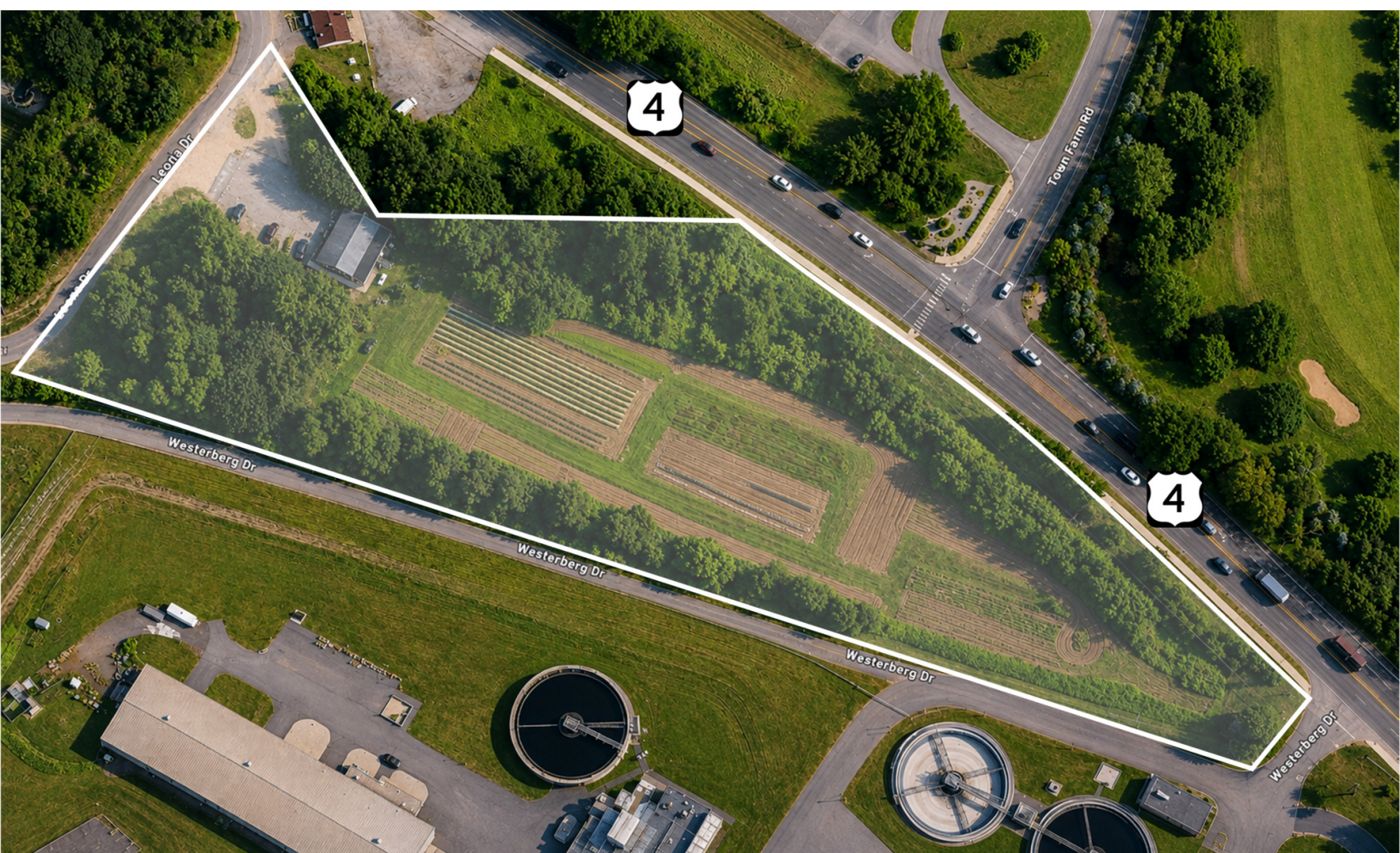
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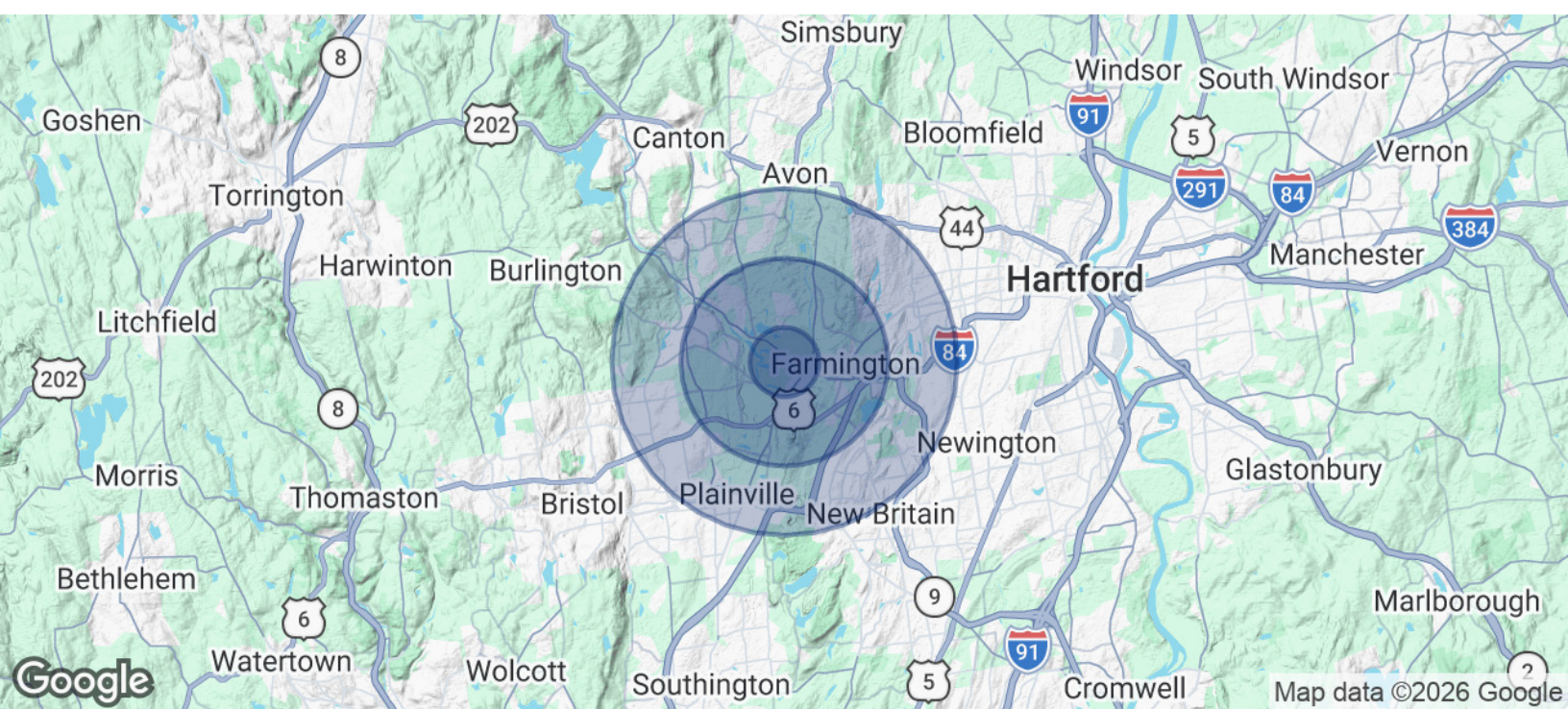
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,595	25,278	131,095
Average Age	42.2	43	40.7
Average Age (Male)	39.3	42.5	39.8
Average Age (Female)	44.1	43.6	41.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	720	10,245	53,091
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$192,107	\$164,056	\$128,085
Average House Value	\$566,369	\$456,352	\$355,001

2023 American Community Survey (ACS)

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