

TYLER SQUARE

Space Available for Lease
1320 Main St Willimantic, CT



LYMAN
REAL ESTATE
BROKERAGE & DEVELOPMENT

Main St (CT-32 & 66) 17,800 ADT

OFFERING MEMORANDUM

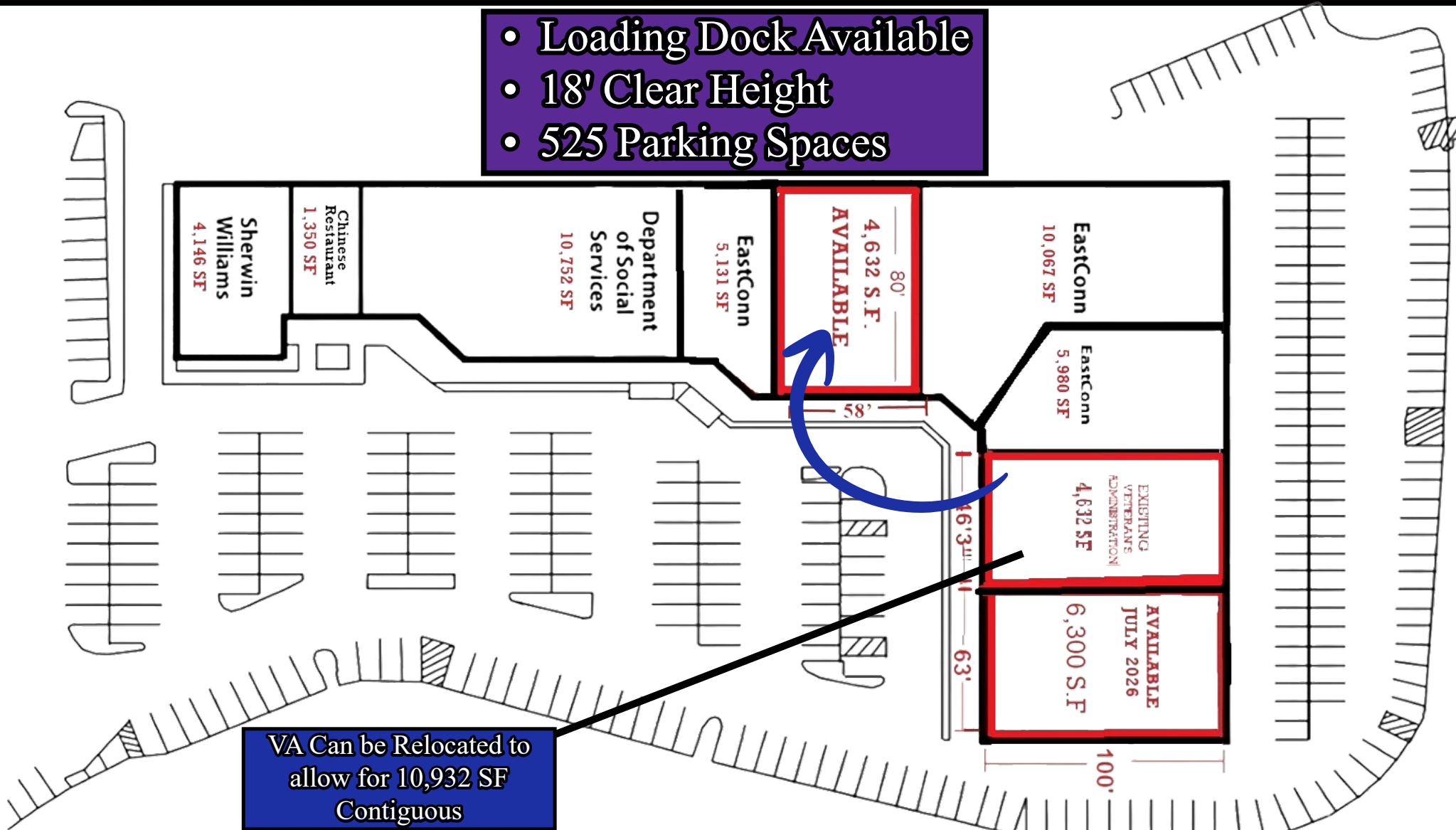
Availability

Potential Uses

- 4,632 SF Available @ \$18 NNN
- Additional 6,300 SF Available July 2026 Available @ \$19.75 NNN
- Up to 10,932 SF Contiguous Space Available @ \$19.75 NNN – Ownership can accommodate larger users by relocating an existing tenant within the building.

- Retail
- Medical
- Office
- Restaurant
- Grocery
- Fitness & Wellness
- Education Services

- Loading Dock Available
- 18' Clear Height
- 525 Parking Spaces



VA Can be Relocated to allow for 10,932 SF Contiguous

Market Overview

- Willimantic has Connecticut's highest percentage of Hispanic residents (47%)
- Hispanic Population surged from 2010 to 2020, averaging ~2.9% growth annually
- 11,647 Hispanic Residents Within 5 Miles
- Eastern Connecticut State University – 4,773 Students 1.3 Miles Away
- Windham Hospital – 0.6 Miles Away
- Top Position on Pylon Sign and Building Available
- Signalized Main St (CT-32 & 66) Location

| Radius | Population | Households |
|---------|------------|------------|
| 1 Mile | 8,460 | 2,714 |
| 3 Miles | 26,554 | 9,777 |
| 5 Miles | 37,616 | 14,201 |

**AVAILABLE
SIGNAGE**



Surrounding Retail & Businesses



1320 Main St Willimantic, CT



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