

**For Lease:** 385 West Main Street New Britain, CT 06052



## Retail / Office Space



### Property Highlights

- **CALL FOR PRICING**
- West Main Street of New Britain
- 10,820 daily traffic counts
- Under 1mi drive to/from Route 72
- Route 72 connects with Route 9 / I-84
- Fully Customizable interior
- 2,142 total rentable sf
- 1,071sf main floor, 1,071sf lower level
- B-3 Zoning – many use options

### Property Summary

Unlock the potential of your business with this versatile retail/office space. Located at 385 West Main Street, this unit is positioned in a high-visibility location with an estimated 10,820 daily traffic counts. This 2,142sf space is the perfect blank canvas for your vision. With 1,071 SF on the first floor and an additional 1,071 SF in the lower level, the property provides ample room for retail, office, or creative space. The basement was previously finished and is highly adaptable, offering endless possibilities for storage, workspace, or office expansion. Strategically located less than a mile from Downtown New Britain and Route 72, with seamless connections to Route 9 and I-84, this location ensures convenience and accessibility for customers and employees alike. Situated along the CTfastrak bus route, the property also benefits from excellent public transit options. Surrounded by established businesses such as Durango Insurance, Kristal Studio Salon, and T.C. Dental, this space is ideal for a variety of professional, retail, or service-based businesses looking to thrive in a bustling area. Don't miss this opportunity to establish your business in a high-traffic, easily accessible, and flexible space.

### For more information contact:

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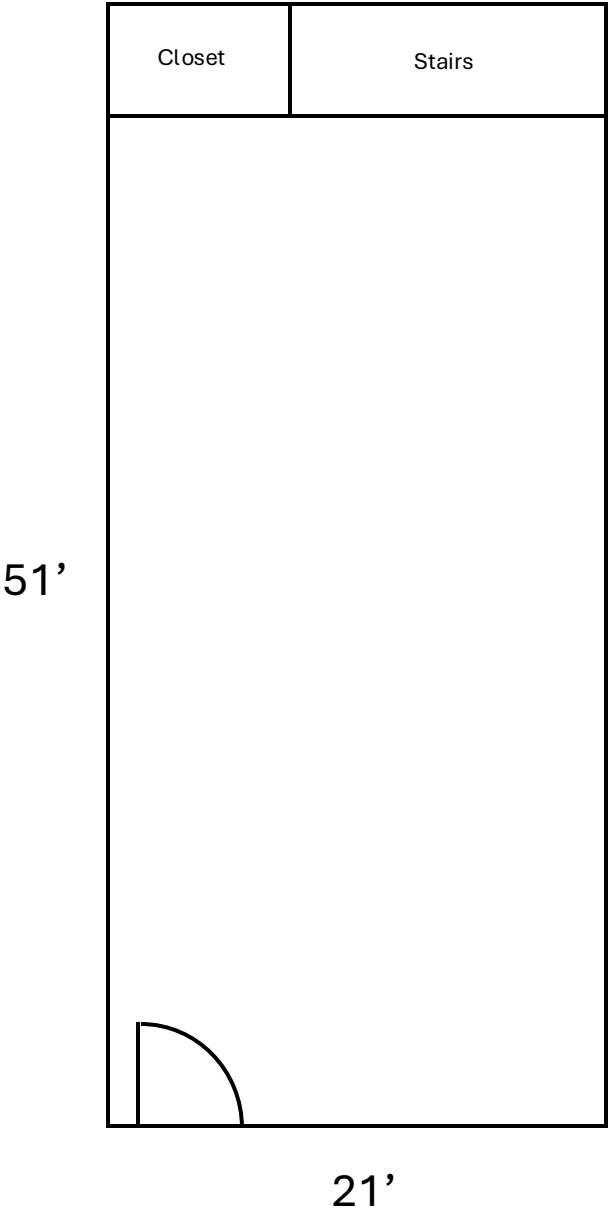
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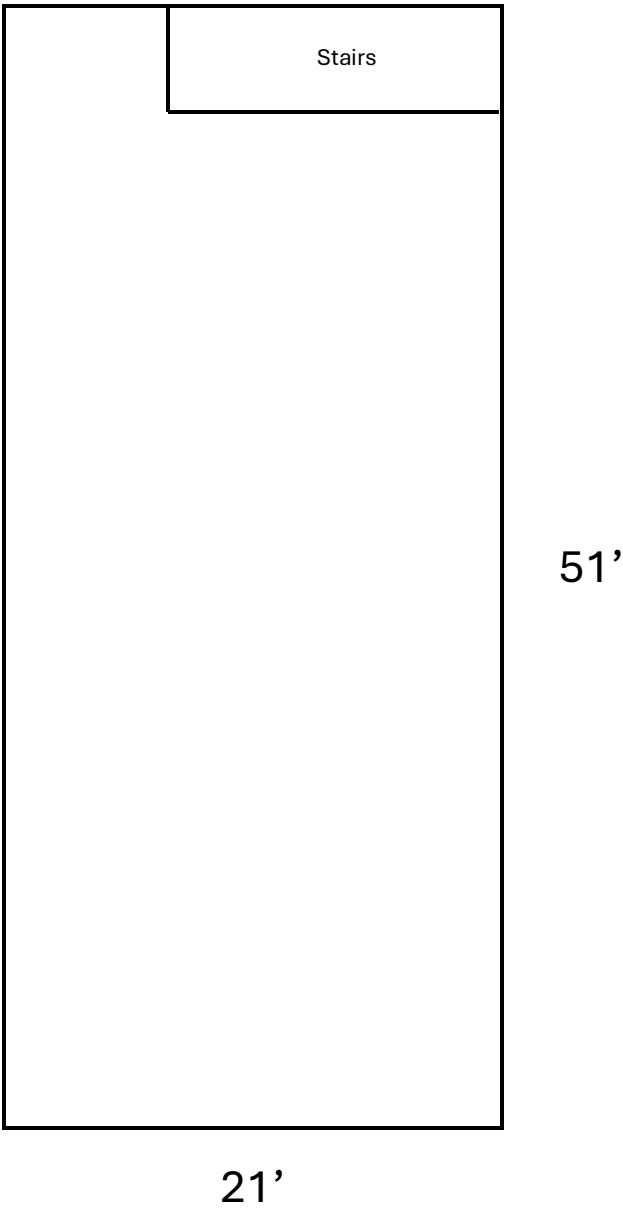
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## Floor Plan

Main Floor



Lower Level



NOTE: Floorplan for marketing purposes only. SF numbers are approximations and should be verified prior to executing a lease agreement

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Photos



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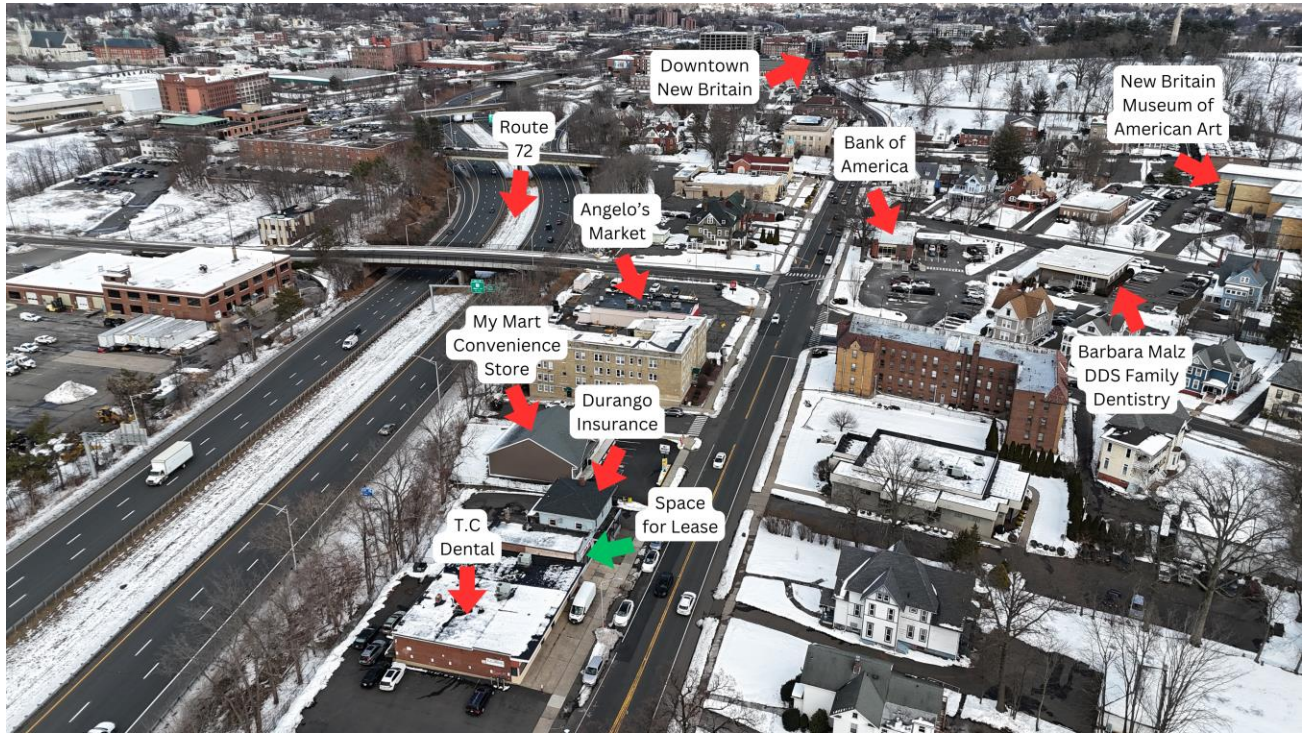
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## Local Retailers



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## Retail / Office Space

### Permitted Uses

Taken from: ZONING ORDINANCES OF NEW BRITAIN, CONNECTICUT  
Section 160 B-3 DISTRICT (neighborhood mixed use).

#### **Community Facility Uses:**

- Church or similar place of worship, Sunday school, parish house, convent, monastery.
- College, vocational school.
- Park, playground or recreational area operated by the municipality.
- Public or semi-public building for civic, political, social or recreational purposes.
- School, public elementary or high, or a private school having a curriculum equivalent to that ordinarily given in such a public school.
- Public utility facility.
- Bus passenger waiting shelter. [Approved 10-22-81, Item #14771-1]

#### **Business Uses:**

- Animal hospital.
- Apartment hotel.
- Bank, savings and loan association.
- Bowling alley.
- Funeral home.
- Office or office building: business, professional, utility, semi-public, or government.
- Personal service shop: barber shop, beauty parlor, pet shop, dry cleaner or laundry of not more than 4,000 sq. ft. including self-service establishment, and other similar services to the consumer.
- Radio or television station and/or studio.
- Restaurant.
- Retail store not otherwise classified.
- Shop for custom work, or for making articles to be sold only at retail on the premises.
- Theater, motion picture theater.
- Wholesale salesroom or store.

#### **Industrial Uses:**

- Research Laboratory

Potential additional uses with special exception - see zoning ordinances for more info.

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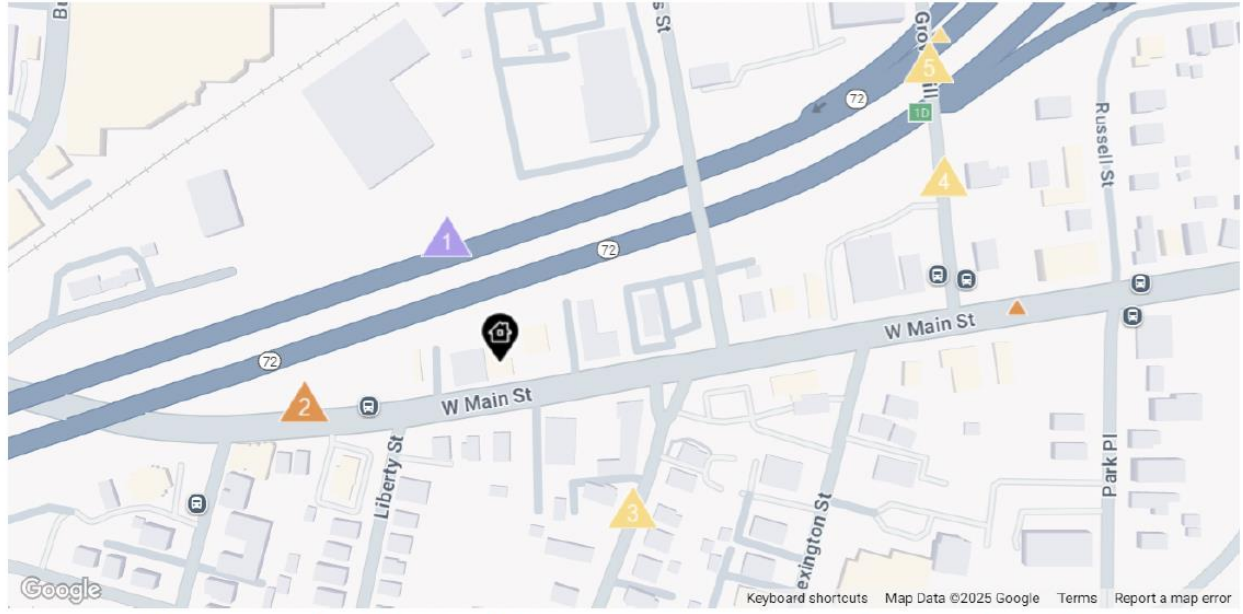
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Retail / Office Space

Traffic Counts



Daily Traffic Counts:   
 ▲ Up 6,000 / day   
 ▲ 6,001 – 15,000   
 ▲ 15,001 – 30,000   
 ▲ 30,001 – 50,000   
 ▲ 50,001 – 100,000   
 ▲ Over 100,000 / day

**1**

**37,831**

2024 Est. daily traffic counts

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Street: –  
 Cross: –  
 Cross Dir: –  
 Dist: –

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Historical counts

Year	Count	Type
2022	2,930	AADT
2021	24,000	AADT
2012	65,500	ADT
2005	62,600	ADT
2002	59,600	ADT

**2**

**10,820**

2024 Est. daily traffic counts

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Street: **W Main St**  
 Cross: **Lincoln St**  
 Cross Dir: **W**  
 Dist: –

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Historical counts

Year	Count	Type
2012	11,100	ADT
2005	10,600	ADT
2000	9,900	ADT

**3**

**1,386**

2024 Est. daily traffic counts

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Street: **Vine St**  
 Cross: **Hwy 555**  
 Cross Dir: **NE**  
 Dist: –

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Historical counts

Year	Count	Type
2012	1,700	ADT
2009	2,000	ADT
2006	1,800	ADT
2003	2,100	ADT
2000	2,100	ADT

**4**

**1,826**

2024 Est. daily traffic counts

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Street: **Grove Hill**  
 Cross: **Hwy 72**  
 Cross Dir: **N**  
 Dist: –

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Historical counts

Year	Count	Type
2012	1,700	ADT
2009	2,000	ADT
2006	1,800	ADT
2003	2,100	ADT
2000	2,100	ADT

**5**

**3,574**

2024 Est. daily traffic counts

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Street: **Grove Hill**  
 Cross: **Commerce Dr**  
 Cross Dir: **SE**  
 Dist: –

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Historical counts

Year	Count	Type
2021	1,600	AADT
2018	1,700	AADT
2010	5,000	ADT
2004	5,800	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)



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2/27/2025

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## Retail / Office Space

2024 Town Profile
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### New Britain, Connecticut

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#### General

ACS, 2018-2022	New Britain	State
Current Population	74,212	3,611,317
Land Area <i>mi</i> <sup>2</sup>	13	4,842
Population Density <i>people per mi</i> <sup>2</sup>	5,538	746
Number of Households	28,575	1,409,807
Median Age	33	41
Median Household Income	\$53,766	\$90,213
Poverty Rate	20%	10%

#### Demographics

ACS, 2018-2022

##### Age Distribution

Age Group	New Britain	State
Under 10	9,277 (13%)	11%
10 to 19	11,367 (15%)	13%
20 to 29	12,763 (17%)	13%
30 to 39	10,246 (14%)	13%
40 to 49	8,794 (12%)	12%
50 to 59	8,220 (11%)	14%
60 to 69	7,269 (10%)	13%
70 to 79	4,063 (5%)	7%
80 and over	2,213 (3%)	4%

##### Race and Ethnicity

Race/Ethnicity	New Britain	State
Asian	3%	5%
Black	11%	10%
Hispanic or Latino/a	44%	17%
White	38%	64%
Other	4%	4%

Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

##### Language Spoken at Home

Language	New Britain	State
English	51%	77%
Spanish	12%	32%

##### Educational Attainment

Attainment Level	New Britain	State
High School Diploma Only	26%	34%
Associate Degree	8%	8%
Bachelor's Degree	12%	23%
Master's Degree or Higher	8%	19%

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#### Economy

##### Top Industries

Lightcast, 2022 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Government	7,748	
State Government		48%
2 Health Care and Social Assistance	4,523	
Social Assistance		34%
3 Finance and Insurance	3,902	
Insurance Carriers & Related Activities		84%
4 Retail Trade	3,146	
General Merchandise Retailers		26%
5 Manufacturing	3,101	
Fabricated Metal Product Mfg		48%
Total Jobs, All Industries	34,730	

##### SOTS Business Registrations

Secretary of the State, March 2024

##### New Business Registrations by Year

Year	2019	2020	2021	2022	2023
Total	423	551	750	794	849

Total Active Businesses 4,430

##### Key Employers

Data from Municipalities, 2024

- Hospital of Central Connecticut (HoCC)
- Central Connecticut State University (CCSU)
- Stanley Black & Decker
- Polamer Precision
- Rich's Foods

#### Housing

ACS, 2018-2022

Metric	New Britain	State
Median Home Value	\$188,700	\$323,700
Median Rent	\$1,136	\$1,374
Housing Units	31,736	1,531,332

##### Owner-Occupied

Category	New Britain	State
Detached or Semi-Detached	41%	66%
Vacant	34%	65%
Other	8%	10%

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#### Schools

CT Department of Education, 2023-24

School Districts	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
New Britain School District	PK-12	9,900	360	77%
Statewide	-	512,652	19,530	89%

#### Smarter Balanced Assessments

Met or Exceeded Expectations, 2022-23

District	Math	ELA
New Britain School District	10%	16%
Statewide	42%	48%

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2024 Town Profile
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### New Britain, Connecticut

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#### Labor Force

CT Department of Labor, 2023

	New Britain	State
Employed	34,421	1,822,090
Unemployed	1,784	71,113

Unemployment Rate	4%	5%
Self-Employment Rate*	8%	10%

\*ACS, 2018-2022

#### Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

##### Municipal Revenue

Total Revenue	\$258,708,000
Property Tax Revenue	\$137,817,000
per capita	\$1,830
per capita, as % of state avg.	57%
Intergovernmental Revenue	\$110,999,000
Revenue to Expenditure Ratio	100%

##### Municipal Expenditure

Total Expenditure	\$258,052,000
Educational	\$148,705,000
Other	\$109,347,000

##### Grand List

Equalized Net Grand List	\$4,450,468,320
per capita	\$60,271
per capita, as % of state avg.	37%
Commercial/Industrial Share of Net Grand List	17%
Actual Mill Rate	45.00
Equalized Mill Rate	30.36

##### Municipal Debt

Moody's Rating (2023)	Baa2
S&P Rating (2023)	A
Total Indebtedness	\$292,380,000
per capita	\$3,960
per capita, as % of state avg.	145%
as percent of expenditures	113%
Annual Debt Service	\$22,495,000
as % of expenditures	9%

#### Catchment Areas of 15mi, 30mi, and 60mi

Population within 45 minutes: 1,923,722

#### Access

ACS, 2018-2022

	New Britain	State
Mean Commute Time*	21 min	26 min
No Access to a Car	9%	16%
No Internet Access	8%	15%

#### Commute Mode

Public Transport	4%
Walking or Cycling	3%
Driving	80%
Working From Home*	7%

#### Public Transit

CTtransit Service	Local, Express, CTfastrak
Other Public Bus Operations	-
Train Service	-

\* 5 year estimates include pre-pandemic data

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#### About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from [profiles.ctdata.org](https://profiles.ctdata.org)

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org)

These Profiles can be used free of charge by external organizations, as long as AdvanceCT and CTData Collaborative are cited. No representation or warranties, expressed or implied, are given regarding the accuracy of this information.

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