

LEASE

733 EAST MAIN STREET

733 East Main Street - Unit 5 Torrington, CT 06790



PROPERTY DESCRIPTION

First time on the market since 2002, this conveniently located office or retail space on Torrington's east side is ready for its next tenant. New ownership will negotiate a period of free rent to help offset fresh paint and flooring, so you can move in and make the space your own.

The location suits just about any permitted office or retail use. Sales teams, insurance agents, real estate offices, accountants, and attorneys will find it fits like a glove. Plenty of unassigned, off-street parking keeps things easy for staff and clients alike.

Rent is modified gross plus utilities. Come take a look.

Note: smoke shops and nail salons are excluded to protect existing tenants.

PROPERTY HIGHLIGHTS

- Busy East Main Street location
- Free on-site parking
- Local, hands-on landlords

OFFERING SUMMARY

Lease Rate:	\$1,750 SF/yr (MG)
Number of Units:	7
Available SF:	1,260 SF
Building Size:	13,500 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	13,899	17,714	37,794
Total Population	32,251	41,734	91,518
Average HH Income	\$87,293	\$95,819	\$120,724

Mario Longobucco
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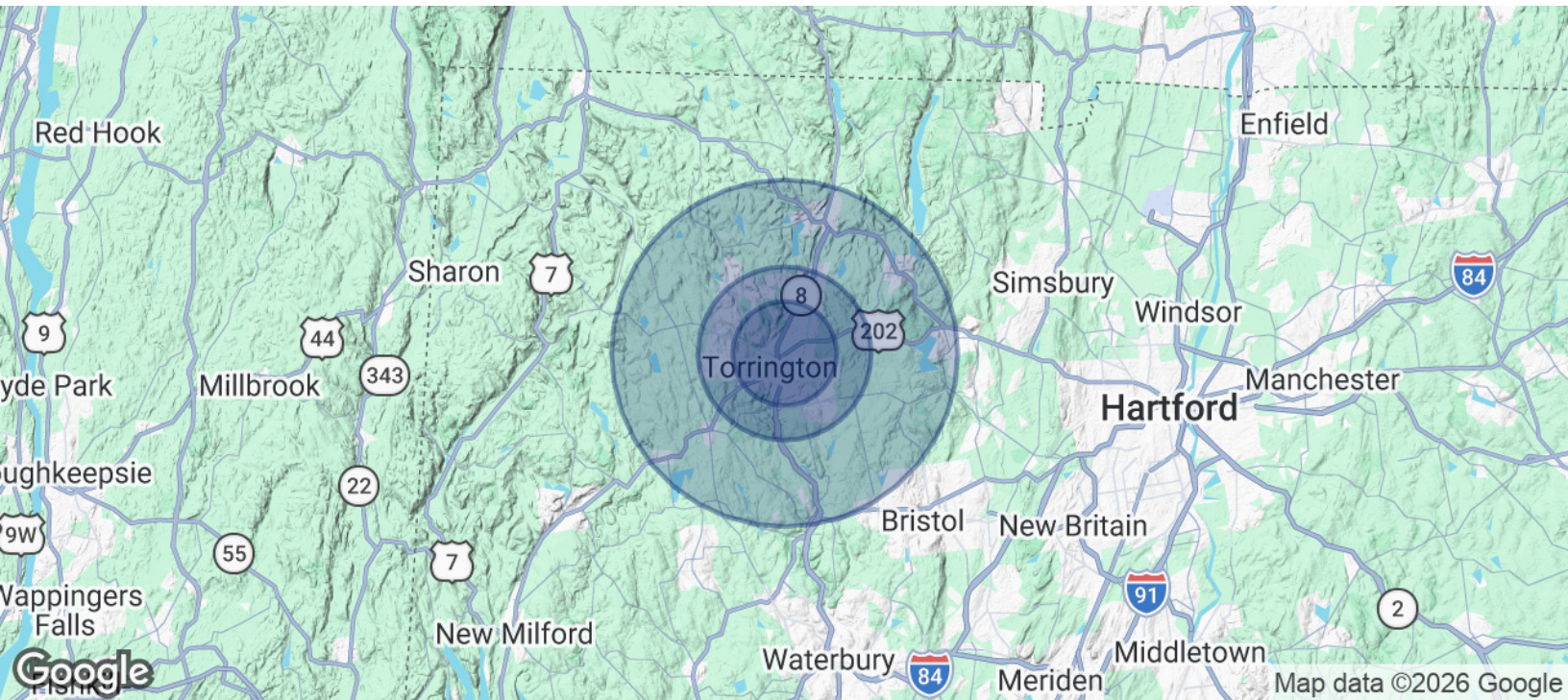
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	32,251	41,734	91,518
Average Age	43.4	44.2	45.2
Average Age (Male)	40.9	42.1	44.2
Average Age (Female)	45.6	46.1	46.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	13,899	17,714	37,794
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$87,293	\$95,819	\$120,724
Average House Value	\$216,912	\$241,140	\$315,582

2023 American Community Survey (ACS)

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