FOR LEASE // 30 PECK ROAD, TORRINGTON CT

PROPERTY DESCRIPTION

Beautifully professional office/medical space for lease. This property offers meticulously maintained units with private offices, reception, exam rooms, Bus route running through property and incredible parking.Ideal for medical, chiropractor, professional office, daycare or ground level climate controlled storage.

Property located 3 minutes from Charlotte Hungerford Torrington Hospital!

PROPERTY HIGHLIGHTS

- Ground Level Climate Controlled Storage Available
- Year Built: 1978
- Zone: R6
- Heating: Gas Heat
- Cooling: Central A/C
- Utilities: City Water, Sewer, and Gas

OFFERING SUMMARY

Lease Rate:	$9.50 SF + CAM & Utilities
Unit 2202:	1,516 SF
Unit 1202:	2,878 SF
Unit 2204:	1,352 SF
Unit 2102:	1,000 SF

DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,747	10,845	20,379
Total Population	4,059	25,251	47,583
Average HH Income	$56,160	$57,498	$63,539

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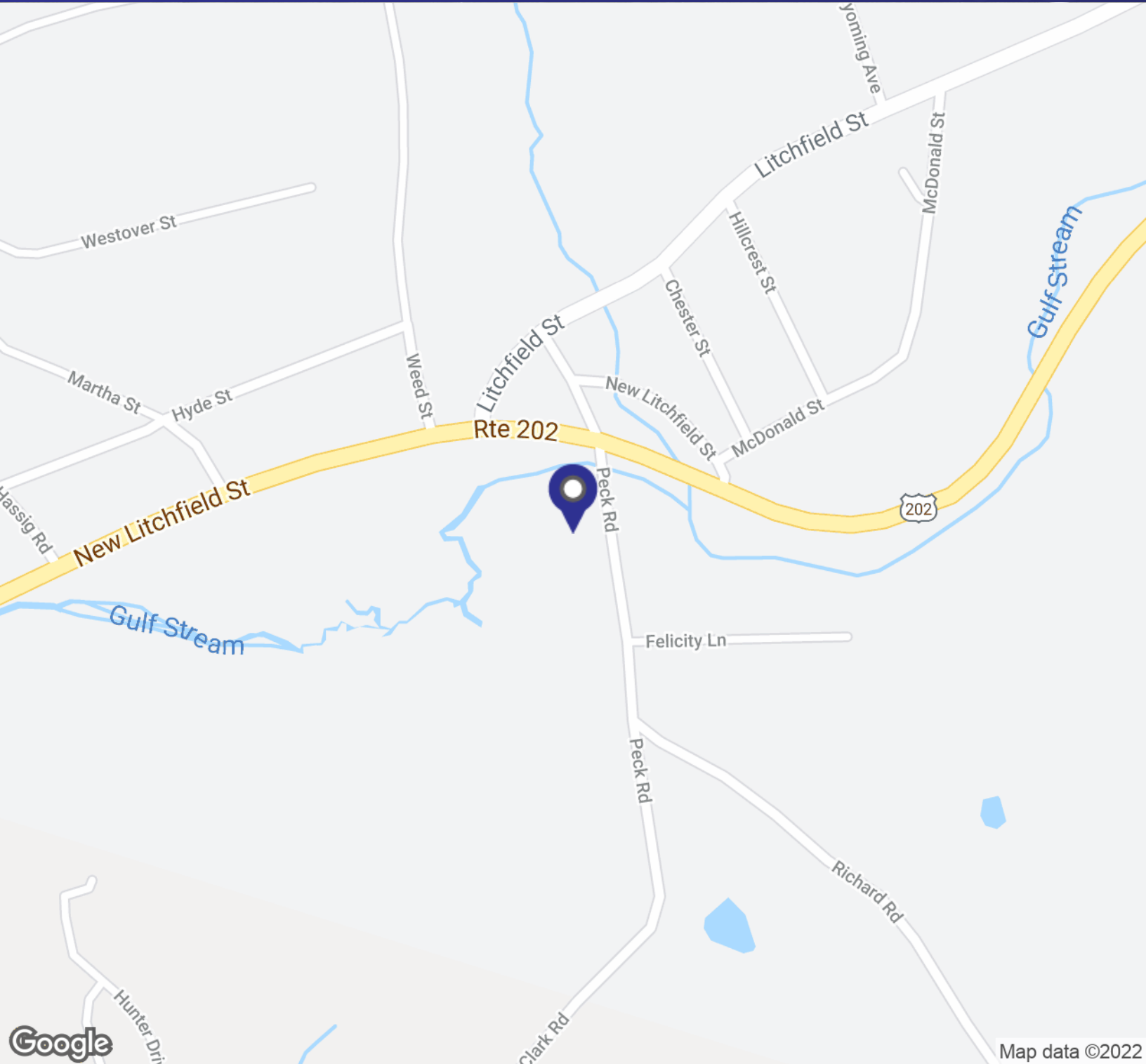*Broker*
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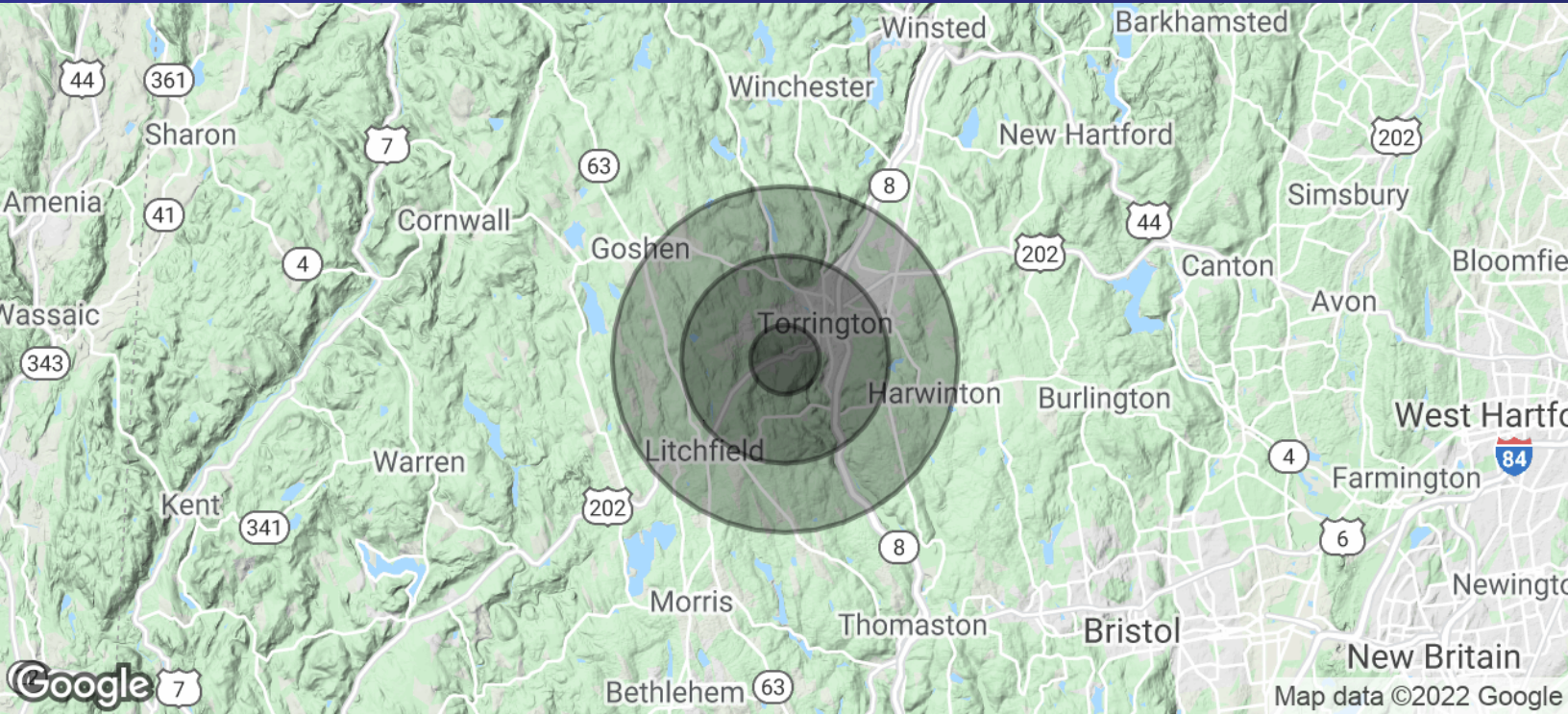
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,059	25,251	47,583
Average Age	39.9	40.2	42.2
Average Age (Male)	37.1	37.7	40.0
Average Age (Female)	42.6	42.2	44.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,747	10,845	20,379
# of Persons per HH	2.3	2.3	2.3
Average HH Income	$56,160	$57,498	$63,539
Average House Value	$216,367	$256,369	$263,050

* Demographic data derived from 2010 US Census

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