

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!*
5% Commission paid to the tenant broker.

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:	\$8.50 SF + CAM & Utilities
Unit 2105:	+/- 1,325 Sq Ft
Unit 2102B: (Storage)	+/- 325 Sq Ft
Storage Lease Rate:	\$375 Including Utilities

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



JOE DIMYAN

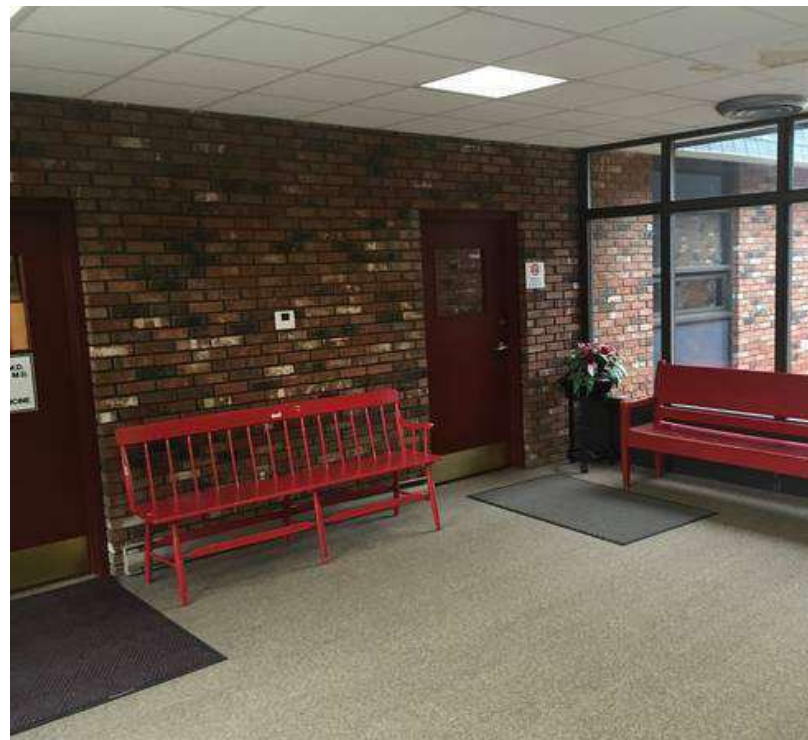
Broker
203.313.3920
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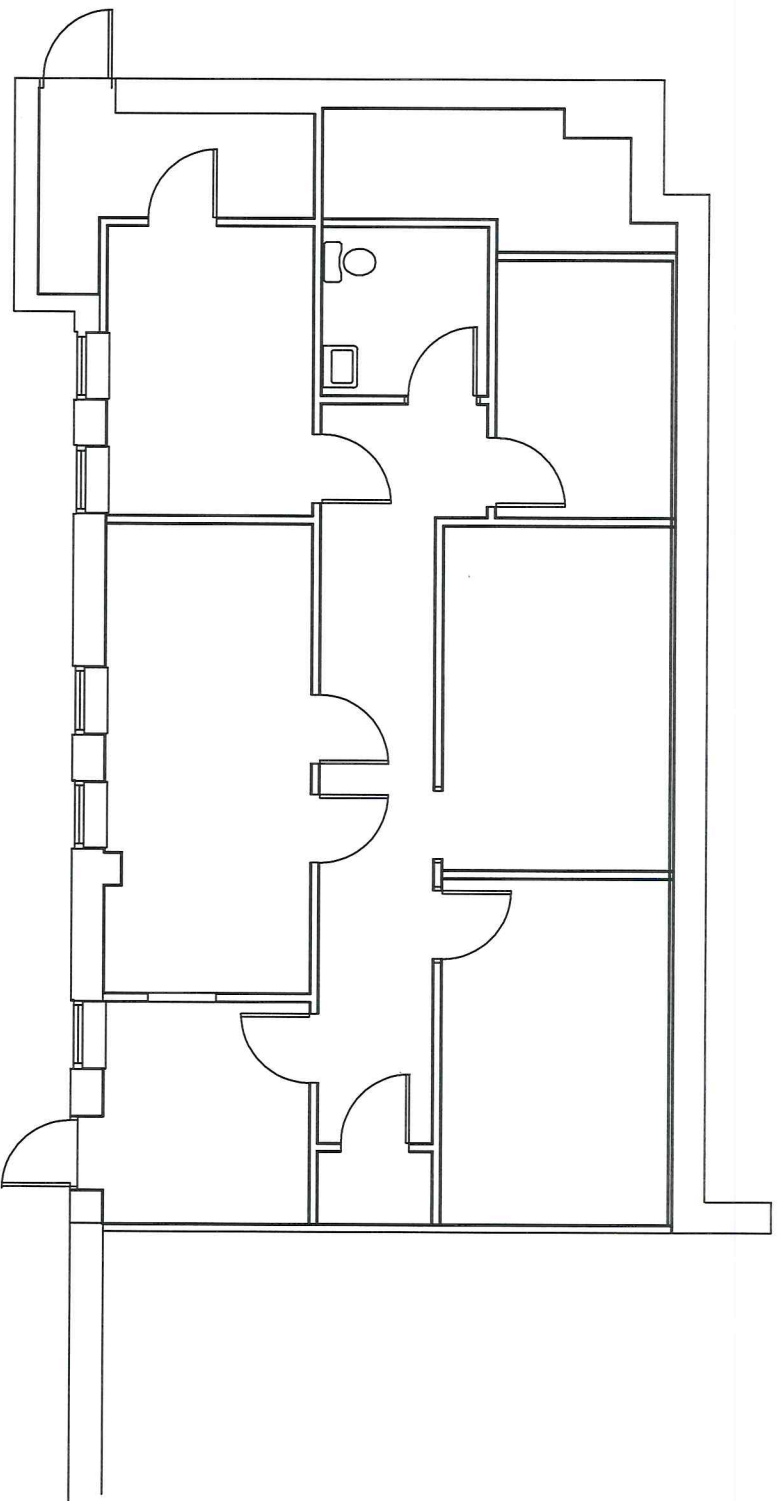


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SUITE 2105 BUILDING TWO LOWER LEVEL

SUITE 2105

1,325 SQUARE FEET

LOWER LEVEL

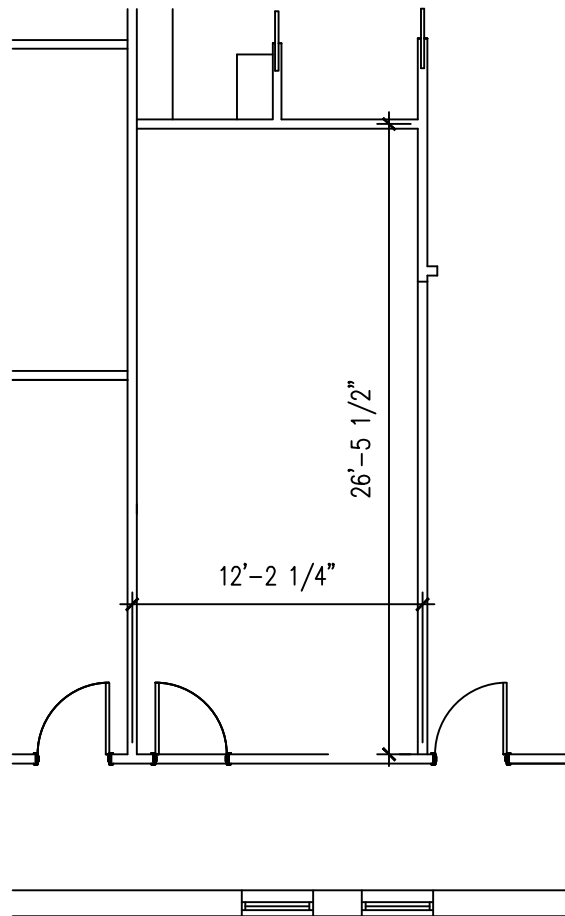
1996 BOMA STANDARD

30 PECK ROAD BUILDING TWO

APRIL 06, 2023

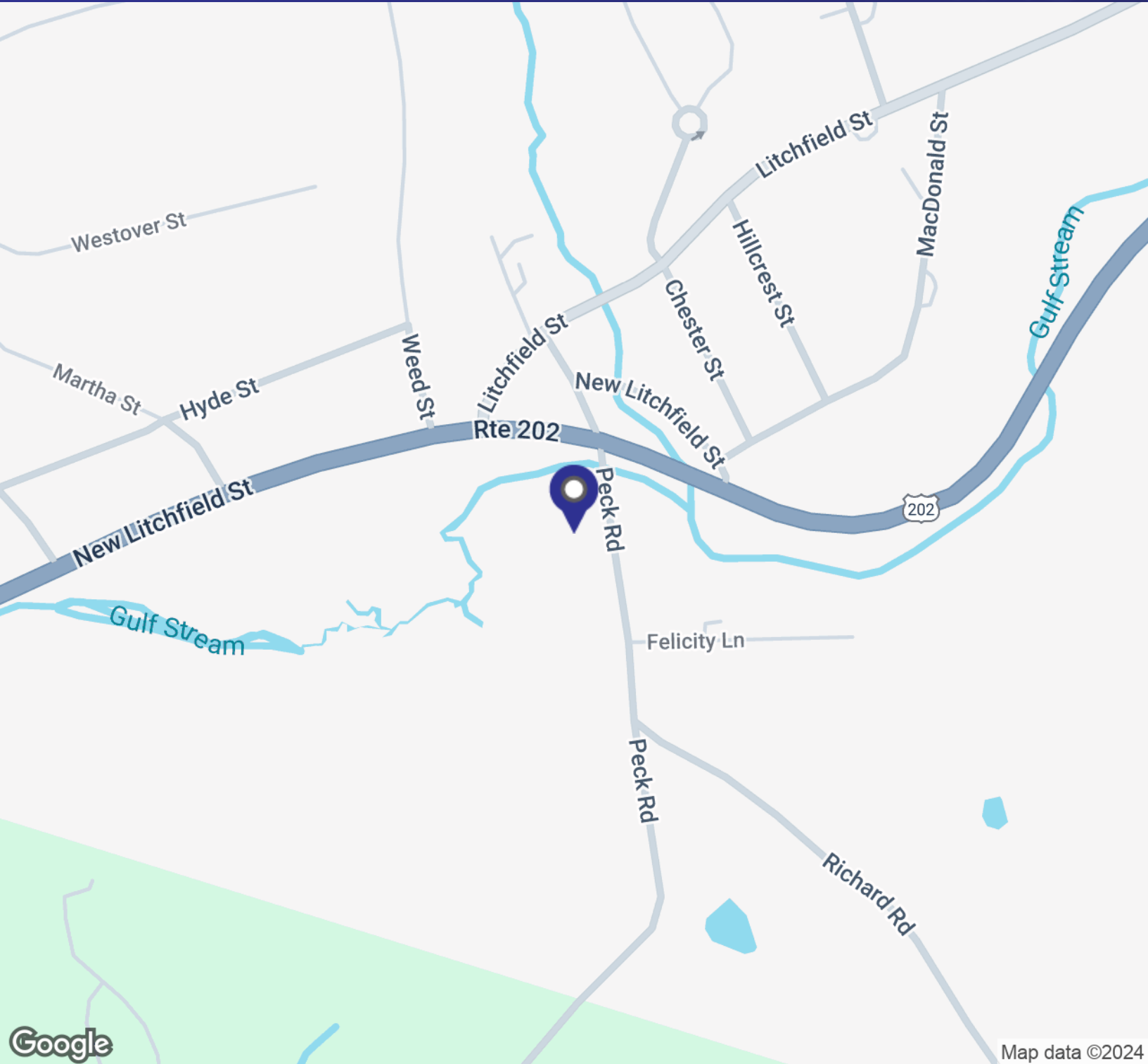
SK1

BOE STUDIO
architects
19 Tioga Street Torrington, CT 06790
e-mail: boestudio1@optimum.net
PHONE/FAX 860-489-3771



FLOOR PLAN		
UNIT 2102B BUILDING 2 30 PECK ROAD		SKI
BOE STUDIO ARCHITECTS 119 TIOGA STREET TORRINGTON, CT	860-489-3771 boestudio@optimum.net	
SCALE: 1/8" = 1'-0"		OCTOBER 15, 2024

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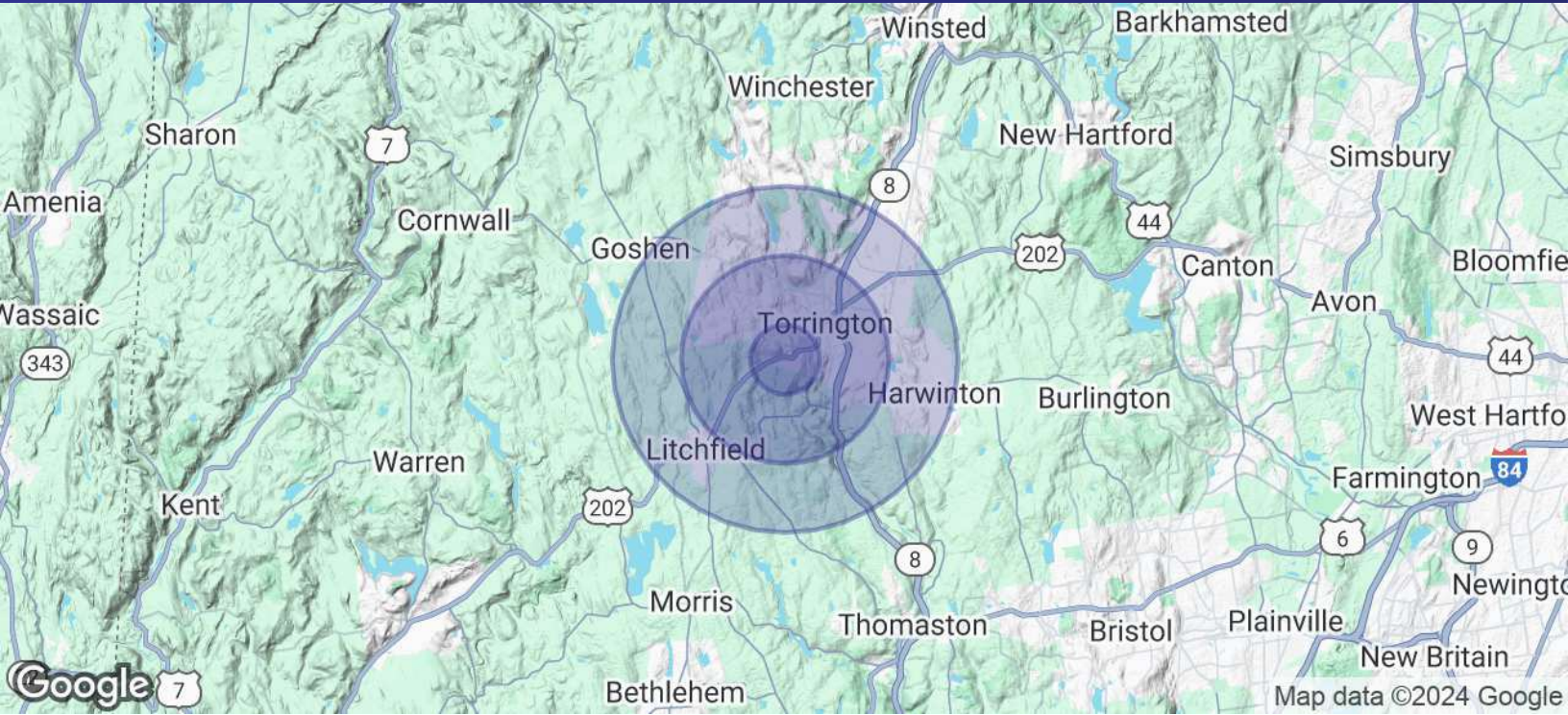
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,059	25,251	47,583
Average Age	39.9	40.2	42.2
Average Age (Male)	37.1	37.7	40.0
Average Age (Female)	42.6	42.2	44.2

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 2020 ACS - US Census



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