

FOR LEASE // 249- 275 PARK AVE, EAST HARTFORD CT



PROPERTY DESCRIPTION

Location Location Location! Locate your business in the heart of an industrial road. 3,000 Sq Ft with a double door, heat, AC and 1 bathroom. Driveway repaved and roof replaced. Ideal for warehouse, manufacturing, office, and much more. Easy access to all major highways! Owner willing to build to suit!

OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr (NNN)
Unit C:	3,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	656	1,735	4,696
Total Population	1,736	4,549	12,156
Average HH Income	\$55,285	\$60,502	\$66,381



JOE DIMYAN

Broker

203.313.3920

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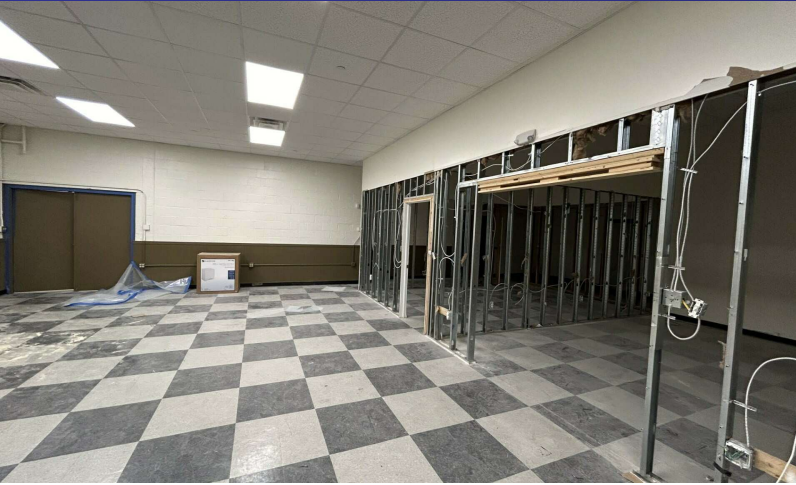
MICK CONSALVO

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203.241.5188

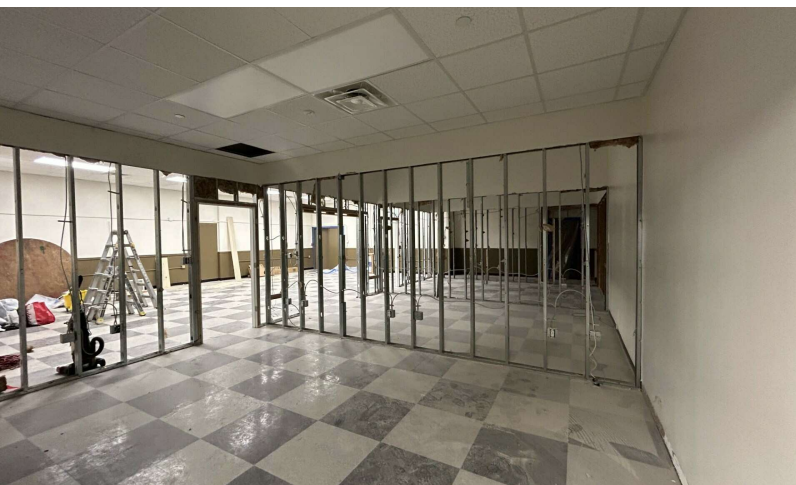
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PROPERTY HIGHLIGHTS

- Industrial Row
- 1 Bathroom Additional can be added
- New Roof
- New Paving
- Double Doors
- 1 Bath
- Full AC/Heat
- Fully Sprinklered
- Owner willing to build to suit



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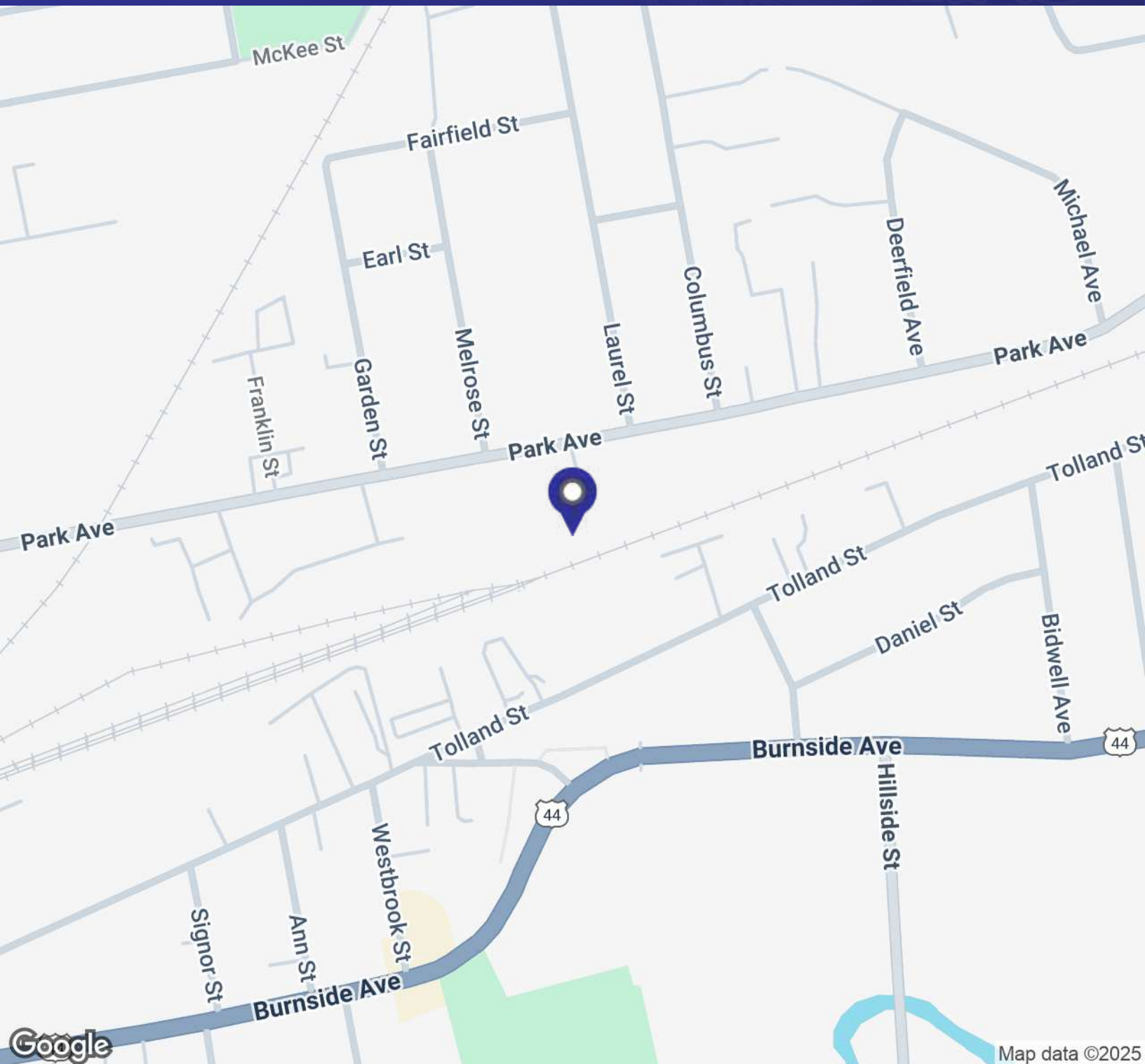
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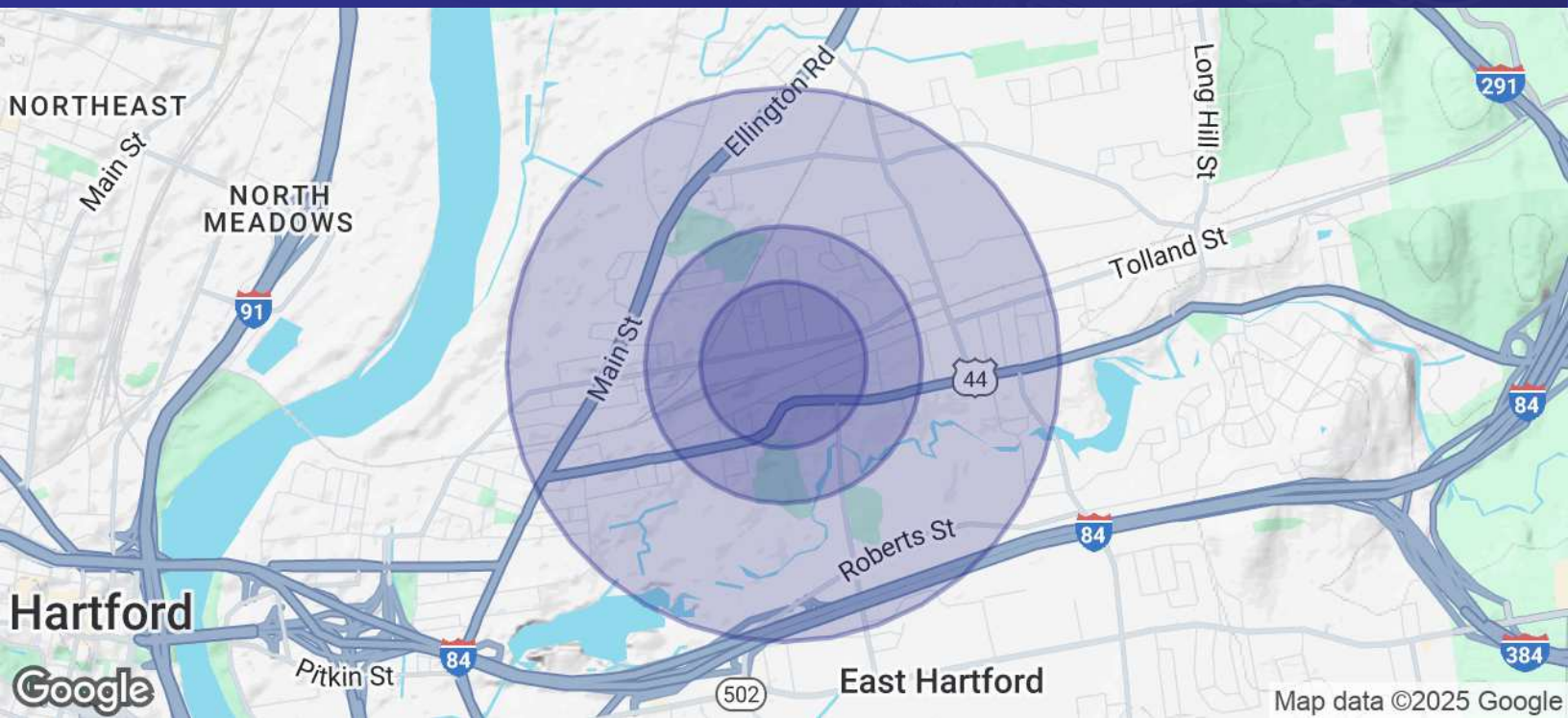
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,736	4,549	12,156
Average Age	35	36	38
Average Age (Male)	34	35	37
Average Age (Female)	36	37	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	656	1,735	4,696
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$55,285	\$60,502	\$66,381
Average House Value	\$227,999	\$229,933	\$232,331

Demographics data derived from AlphaMap



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