

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 2102A:	+/- 1,815 Sq Ft

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

jdimyan@towercorp.com



MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com

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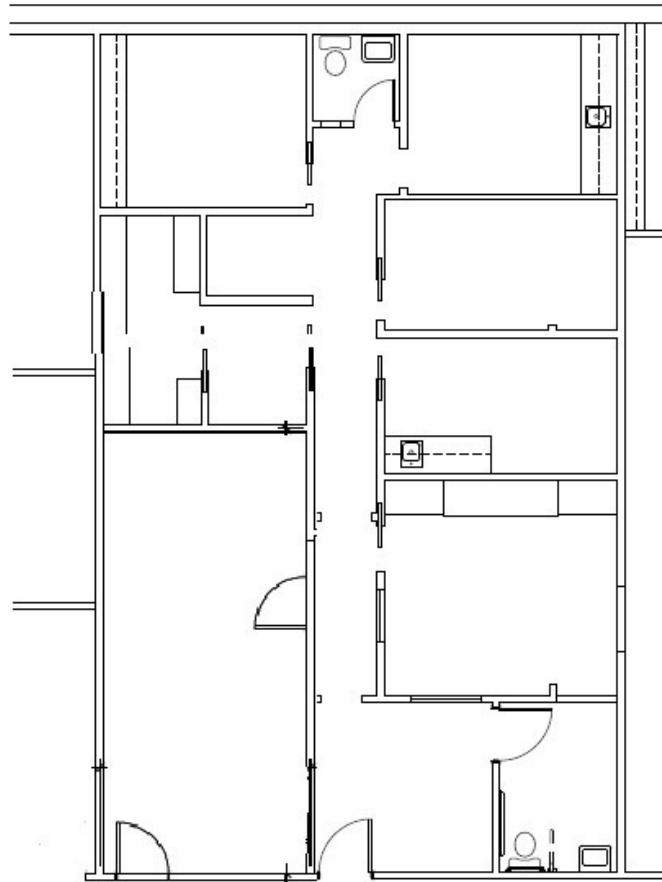
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FLOOR PLAN	BOMA SF: 1815 SF
UNIT 2102 - A LOWER LEVEL BUILDING 2, 30 PECK ROAD	
BOE STUDIO ARCHITECTS 18 TIGRA STREET TORRINGTON, CT (860-488-3771) hvacstudio @optimum.net	SCALE: 1/8" = 1'-0" MAY 07, 2021
SKI	



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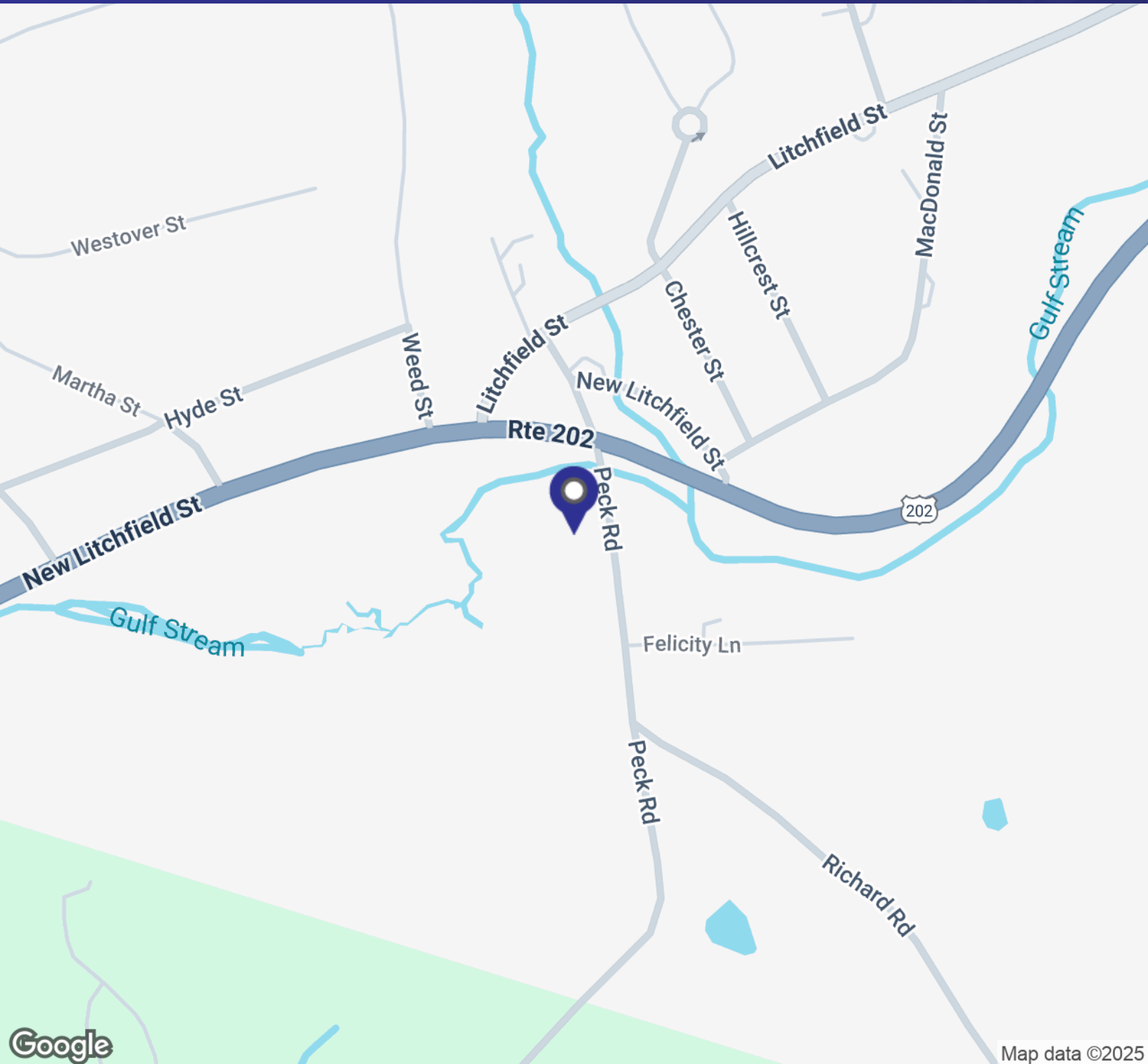
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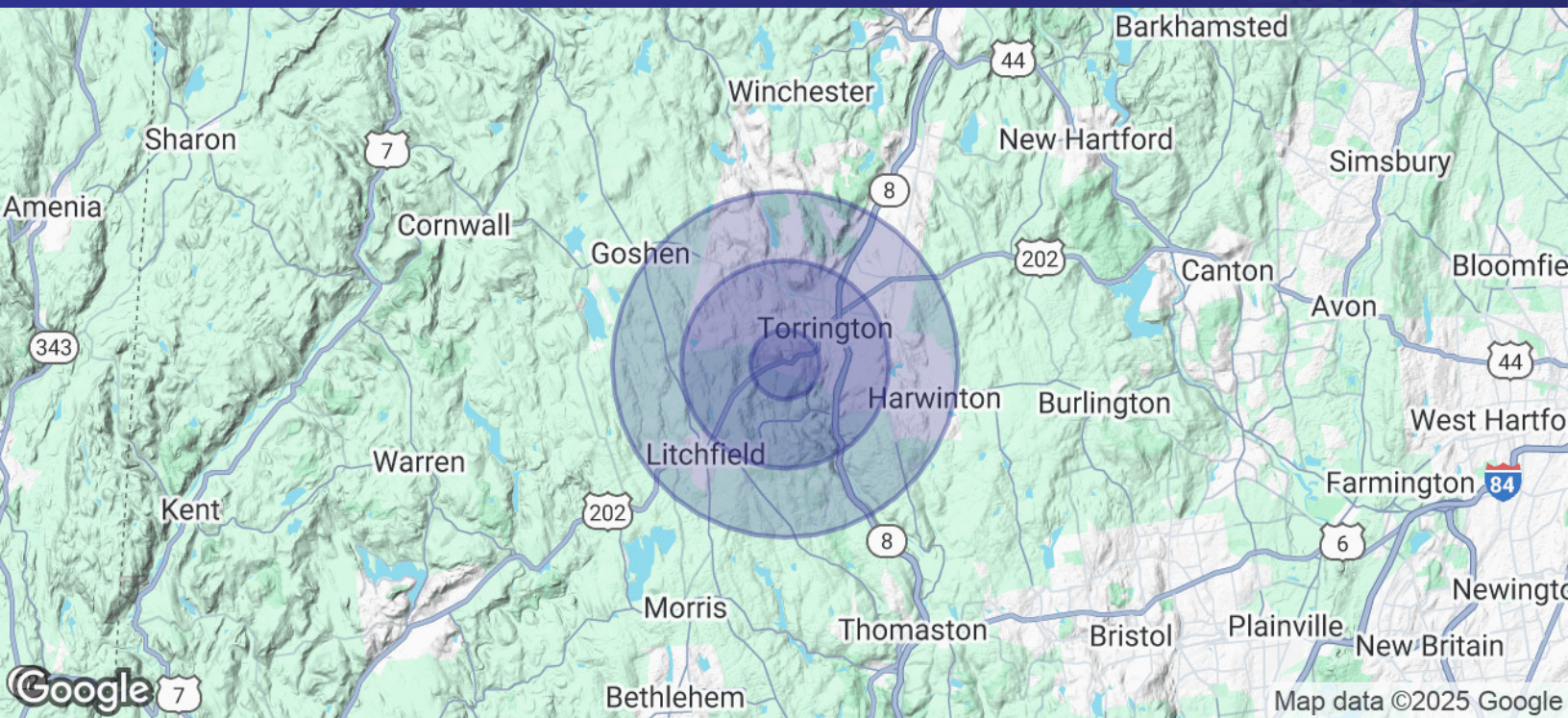
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,059	25,251	47,583
Average Age	39.9	40.2	42.2
Average Age (Male)	37.1	37.7	40.0
Average Age (Female)	42.6	42.2	44.2

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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