

FOR LEASE // 30 PECK ROAD, TORRINGTON CT

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PROPERTY DESCRIPTION

Beautifully professional office/medical space for lease. This property offers meticulously maintained units with a bus route running through the property and incredible parking. Ideal for medical, chiropractor, professional office, or ground level climate controlled storage.

Property located 3 minutes from Charlotte Hungerford Torrington Hospital!

5% Commission paid to the tenant broker.

PROPERTY HIGHLIGHTS

- 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 1102B:	+/- 742 SF

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

203.313.3920

jdimyan@towercorp.com



MICHAEL DIMYAN

203.948.2891

mdimyan@towercorp.com

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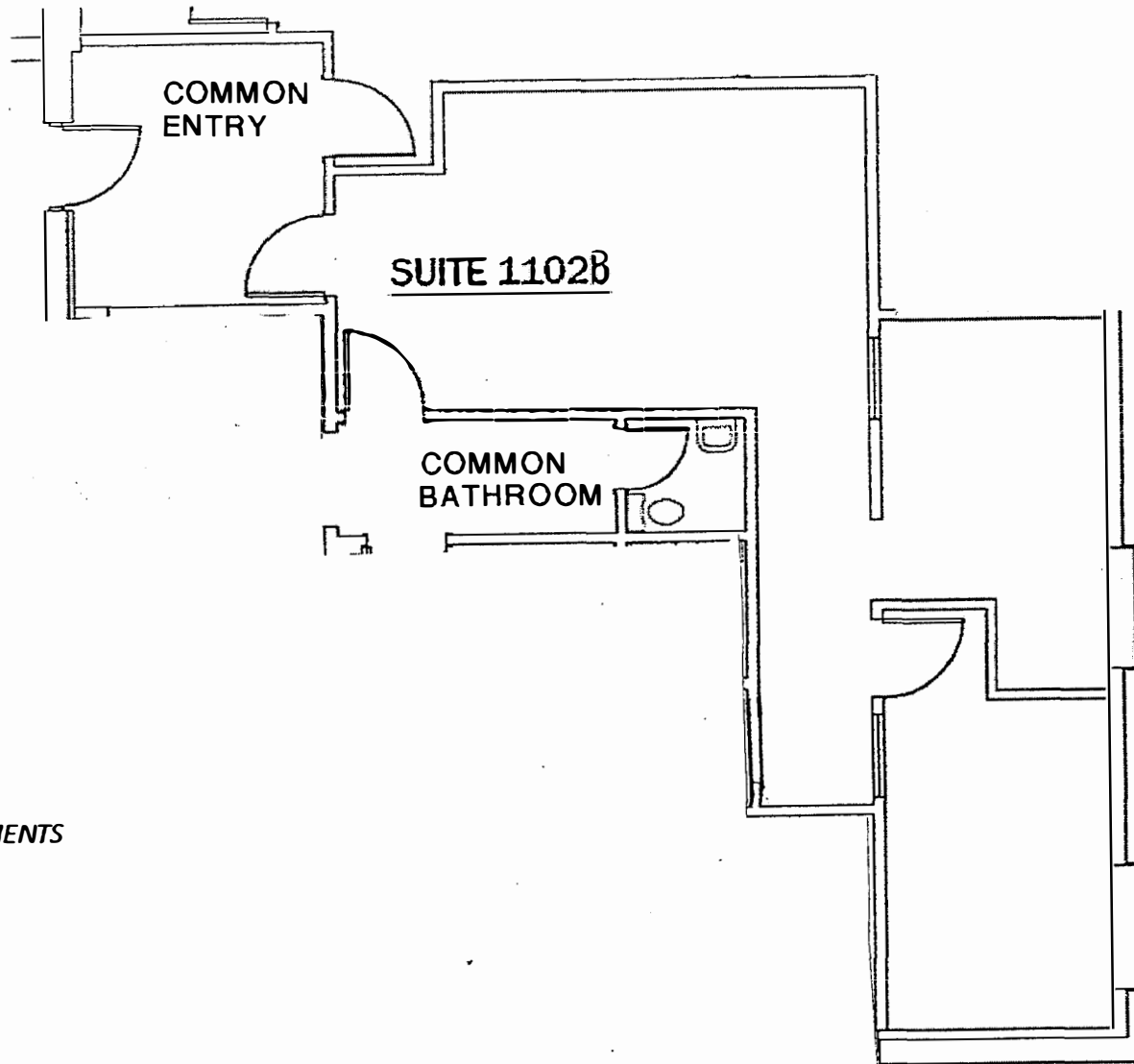
jdimyan@towercorp.com



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APPROXIMATE MEASUREMENTS

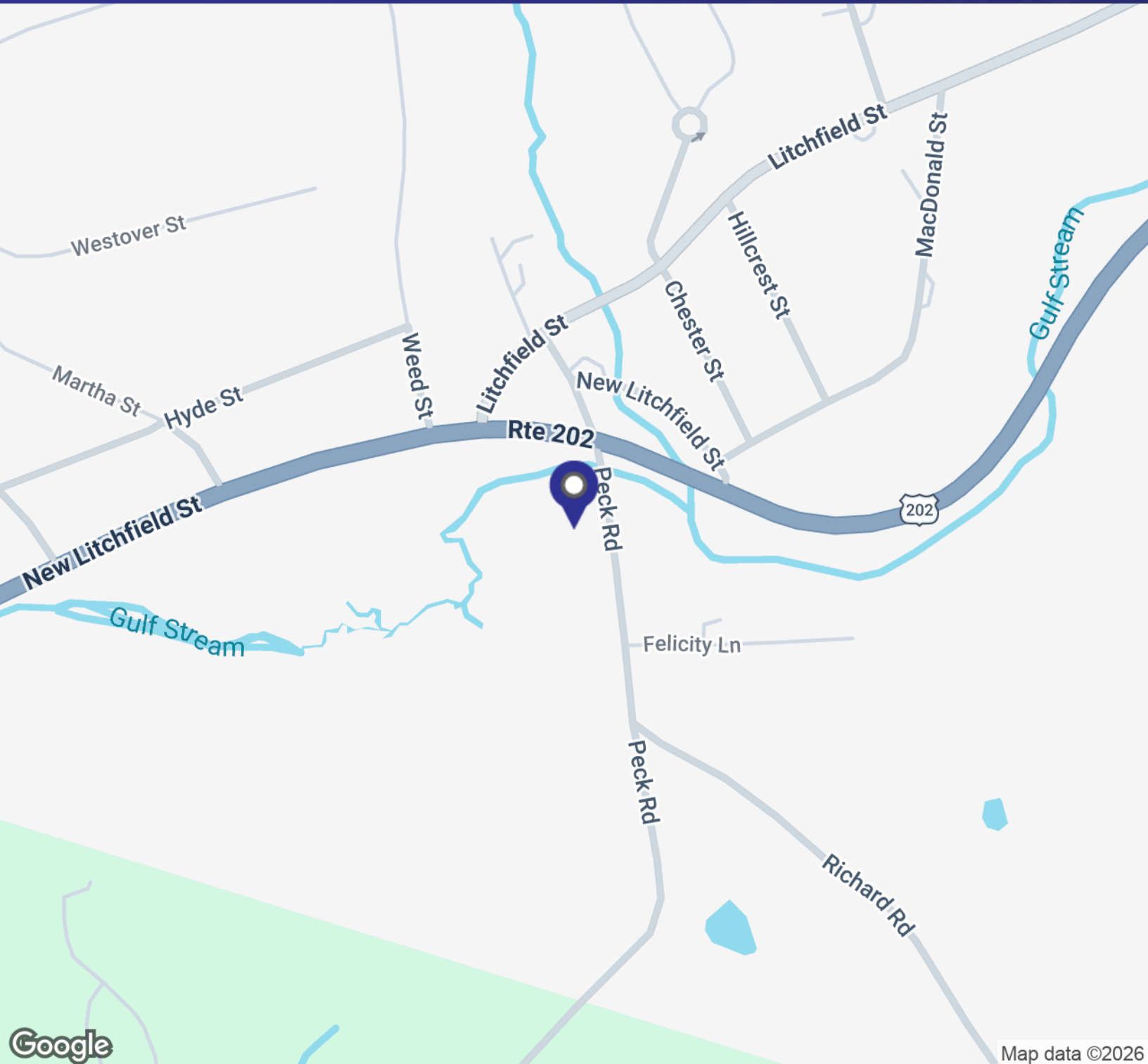
SUITE #1102B

'APPROX. 742 SF

30 PECK ROAD, BUILDING 1, LOWER LEVEL

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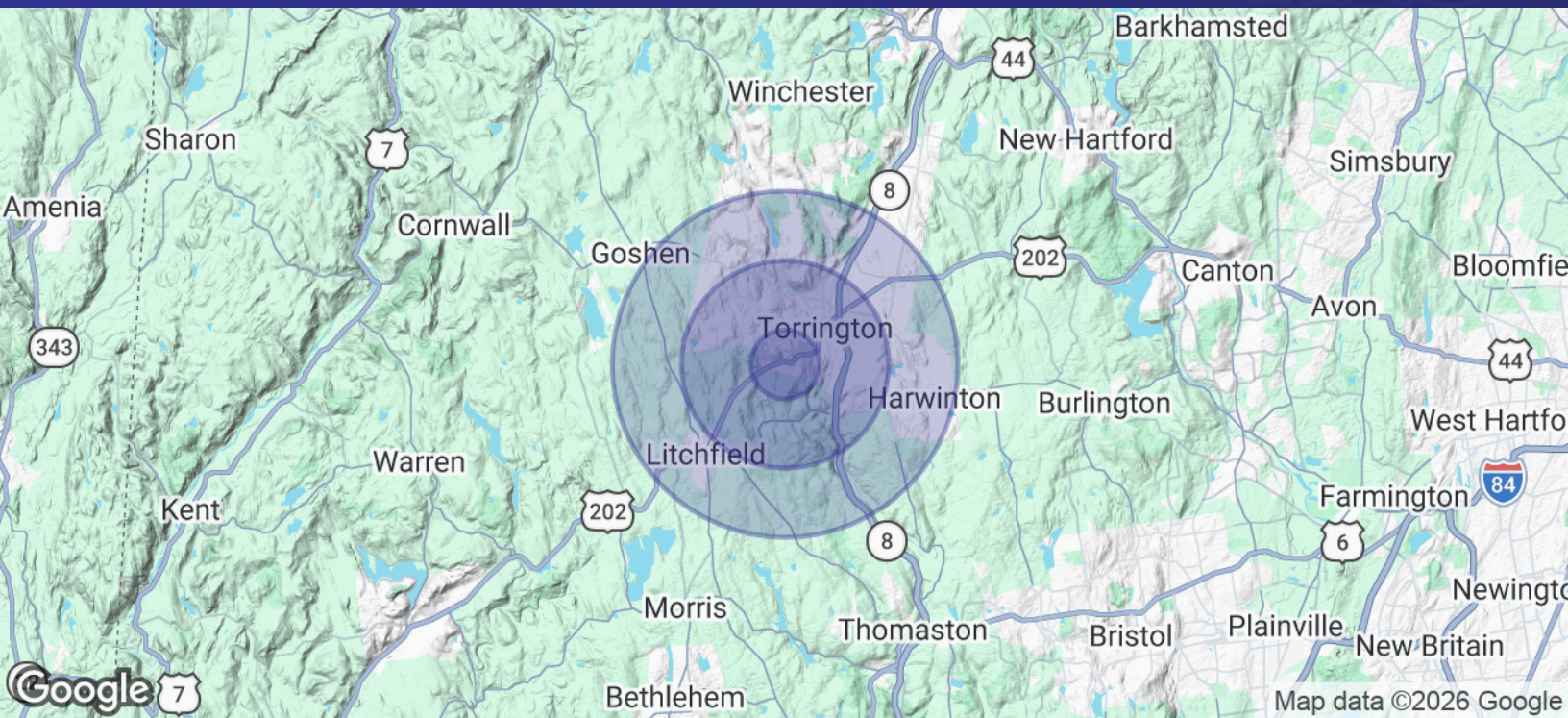
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,059	25,251	47,583
Average Age	39.9	40.2	42.2
Average Age (Male)	37.1	37.7	40.0
Average Age (Female)	42.6	42.2	44.2

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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