



Lease Rate
\$2,400
 per month NNN

73-A John Fitch Blvd South Windsor, CT 06074

±1,550 sf retail space for lease

Prime opportunity for a tattoo studio operator. The owner is specifically seeking a new tattoo studio tenant, as the existing tattoo license will remain with the property after the current tenant vacates. This is a rare chance to secure one of only two tattoo licenses in South Windsor.

Features

- ±7,868 sf strip center with ±1,550 sf for lease
- Excellent visibility on Route 5 with easy access to I-291
- Traffic counts of 22,000 cars per day

Michael Matrone

860 616 4023

michael.matrone@ct.colliers.com

Nicholas Morizio, CRE, SIOR

860 616 4022

nicholas.morizio@ct.colliers.com

864 Wethersfield Avenue
 Hartford, CT 06114
 860 249 6521 Main

colliers.com/hartford

	Pop	HH	Avg HH \$
1 Mile	3,922	1,463	\$110,537
3 Miles	48,086	18,860	\$94,553
5 Miles	192,290	77,569	\$86,647

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