

LEASE

262 Connecticut Blvd

East Hartford, CT 06108



PROPERTY DESCRIPTION

262 Connecticut Boulevard offers a rare opportunity to lease a brand-new, 2,080-square-foot building positioned along the highly traveled Connecticut Boulevard corridor. Built in 2026, the property occupies a signalized corner with excellent visibility and exposure to +/- 13,000 vehicles per day. The building will be delivered in vanilla box condition, providing a flexible starting point for a variety of retail and service-oriented business concepts. The property includes seven on-site parking spaces, with the potential for three additional spaces on the adjacent property through a separate agreement with the neighboring property owner. Convenient access to major highways further enhances the location for customers, employees, and business operations.

OFFERING SUMMARY

Lease Rate:	\$26 SF/yr (NNN)
Available SF:	2,080 SF
Lot Size:	0.246 Acres
Building Size:	2,080 SF
Year Built:	2026
Utilities:	Public Water/Sewer Natural Gas
Zoning:	B-3 (Business/Industry)

PROPERTY HIGHLIGHTS

- 2,080 SF Available for Lease
- Brand New 2026 Construction
- Signalized Corner Location
- Excellent Roadway Visibility and Exposure
- Various Retail and Service Business Uses

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REALTY

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Photos

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Aerials

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Virtual Renderings

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Location

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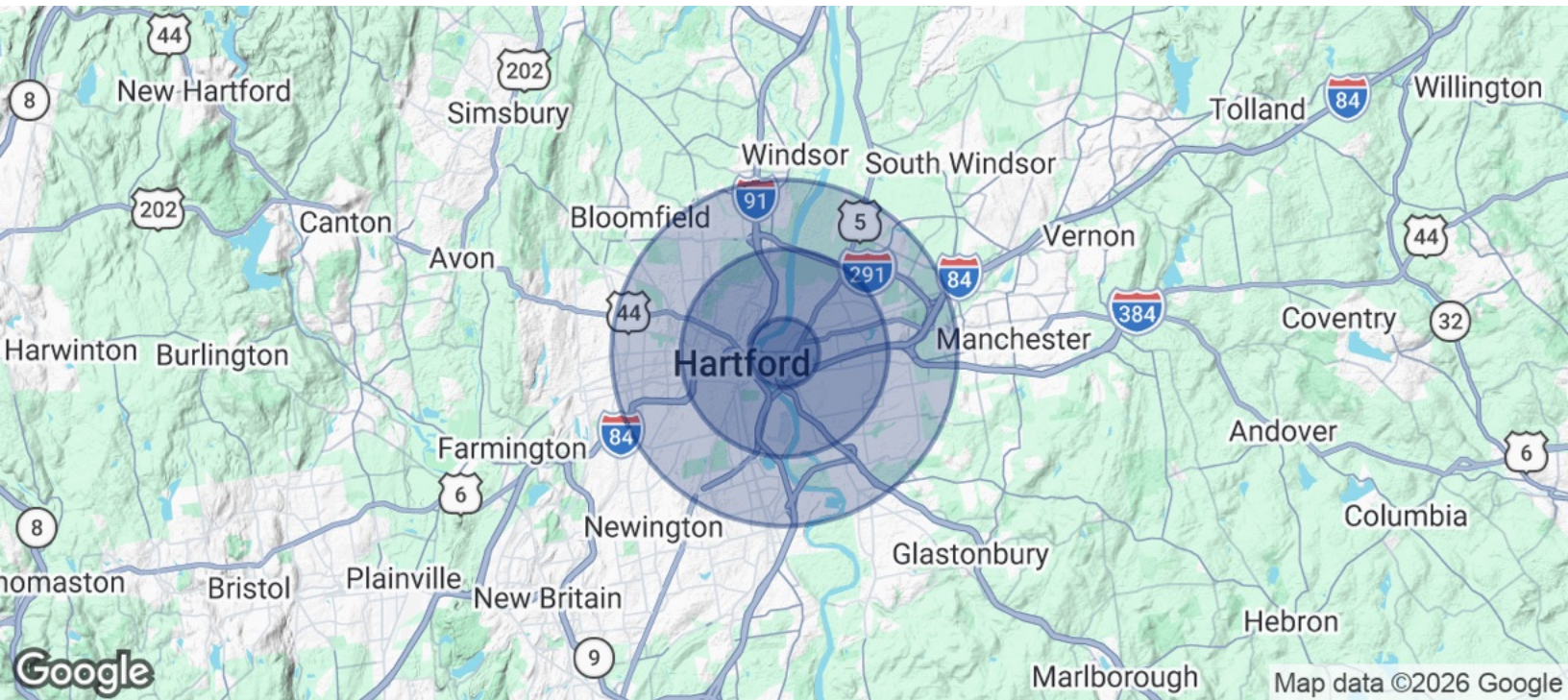
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Demographics

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,754	121,559	254,469
Average Age	45.8	35.1	37.8
Average Age (Male)	42.2	32.2	35.4
Average Age (Female)	48.5	37	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,707	51,275	104,561
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$70,791	\$62,521	\$89,834
Average House Value	\$187,001	\$214,491	\$269,690

2023 American Community Survey (ACS)

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Listing Contact

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