

LEASE

GREGORIO COMMONS

954 East Main Street Torrington, CT 06790



PROPERTY DESCRIPTION

1,100 square feet of wide open space with a restroom available at Gregorio Commons on East Main Street in Torrington. The space was previously used by a driving school and can be easily retrofitted to suit your needs. Highly visible signage on the building and on the center's pole sign. Local ownership is easily accessible to their tenants and take great pride in ownership. As far as small office or retail spaces in Torrington, this may be the best available.

PROPERTY HIGHLIGHTS

- Busy East Main Street Location
- Prominent Signage
- 1,100 Sq. Ft. Available
- Open Floorplan

OFFERING SUMMARY

Lease Rate:	\$14.00 - 15.00 SF/yr (NNN)
Number of Units:	6
Available SF:	1,100 SF
Lot Size:	29,366 SF
Building Size:	6,776 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	294	1,115	4,275
Total Population	677	2,579	9,234
Average HH Income	\$71,826	\$71,230	\$71,438

Mario Longobucco
860 307 5945



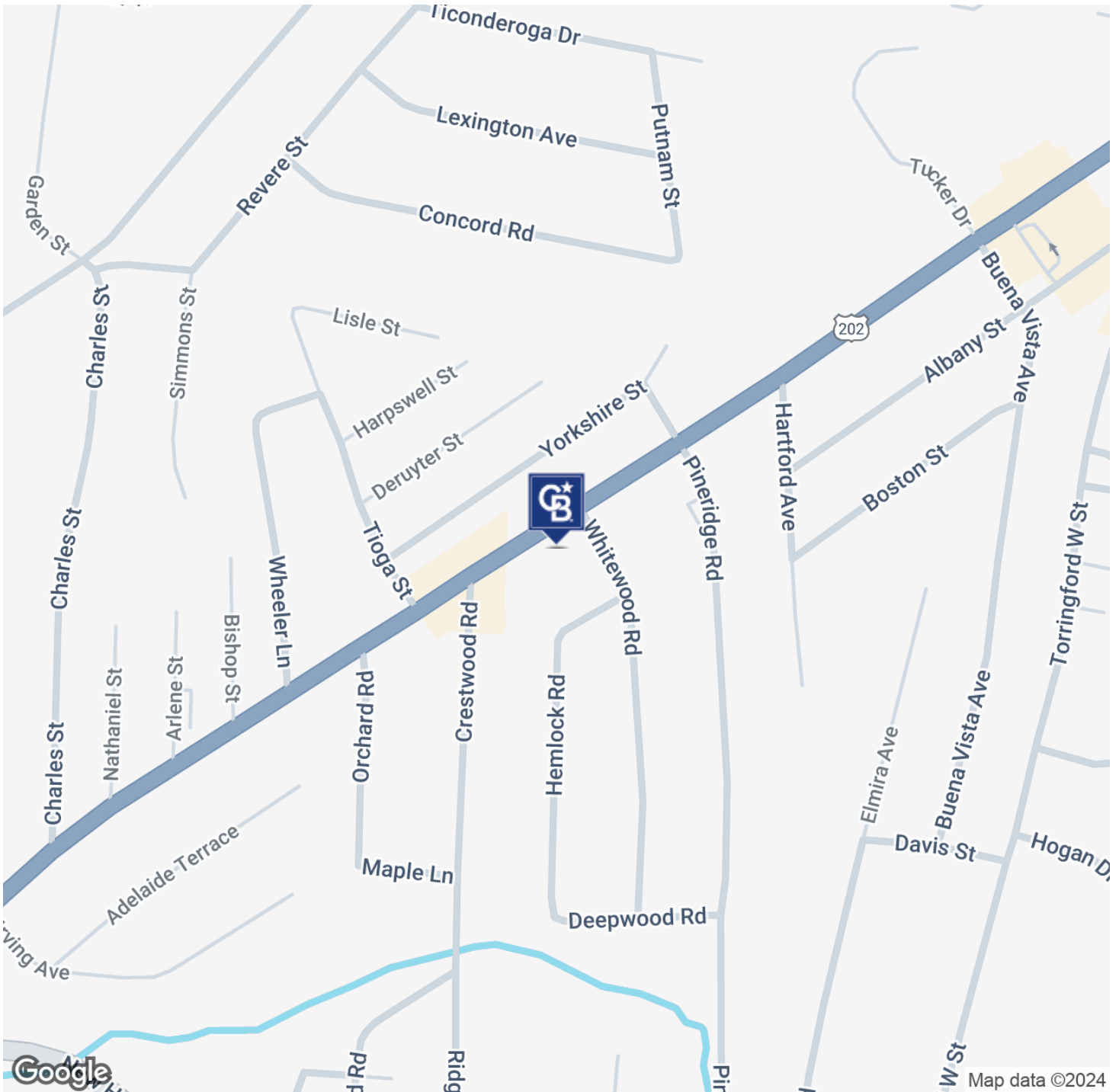
COLDWELL BANKER
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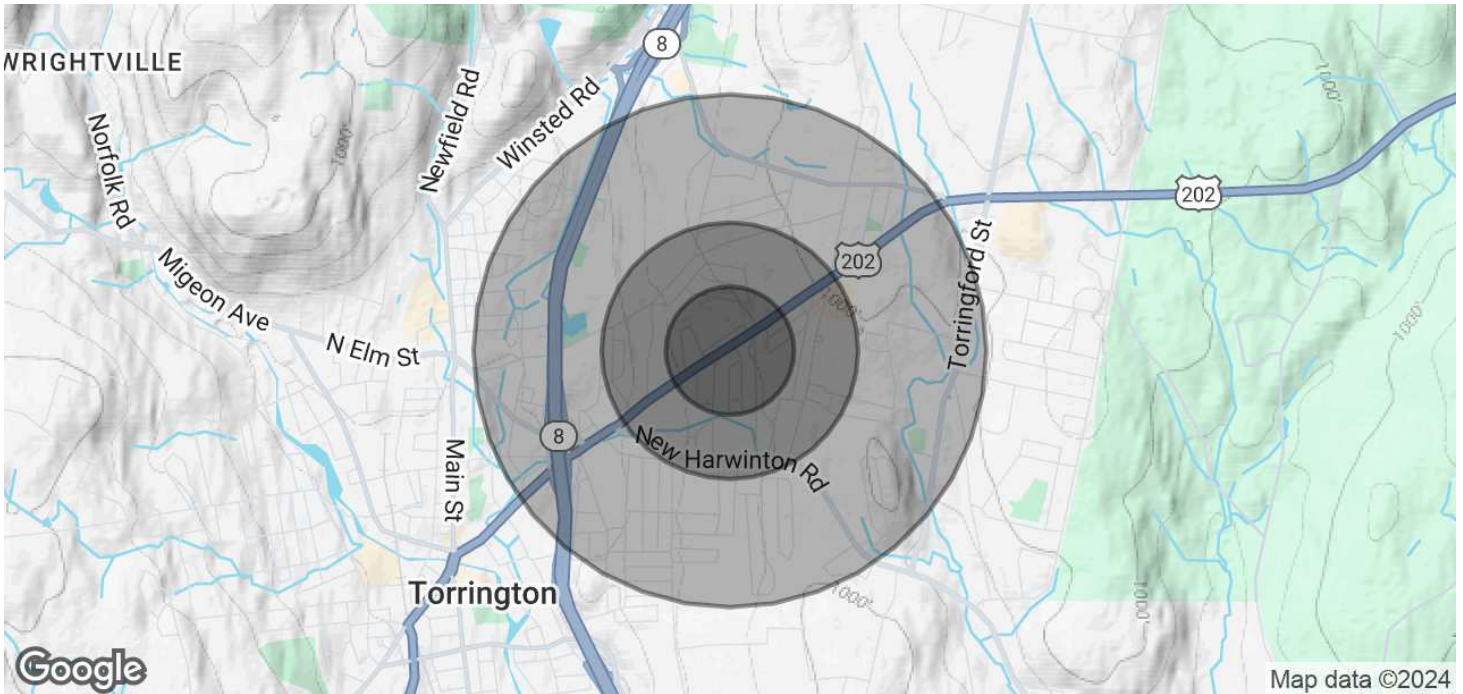
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population

677

2,579

9,234

Average Age

45.8

47.2

48.3

Average Age (Male)

41.5

41.8

43.9

Average Age (Female)

47.4

48.9

48.5

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households

294

1,115

4,275

of Persons per HH

2.3

2.3

2.2

Average HH Income

\$71,826

\$71,230

\$71,438

Average House Value

\$160,720

\$157,495

\$154,694

2020 American Community Survey (ACS)

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