

SALE

103 SOUTH MAIN STREET, UNIONVILLE, CT

103 S Main St Unionville, CT 06085



PROPERTY DESCRIPTION

Rock solid Industrial property in Unionville, CT. The owner's space has a 6,000-foot lower level and about 5,000-foot first floor. Rental income is produced by a dance company leasing first floor space and a separate building with four overhead doors that could be for rent. Owner getting ready to retire makes this flexible property in the heart of Unionville available to you. Move your business here or consult zoning about redevelopment into a mixed use or residential property.

PROPERTY HIGHLIGHTS

- Brick and Block
- 1.16 acres
- Ample parking
- Garages and dance studios tenants

OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	50,530 SF
Building Size:	10,546 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	11,287	28,372	199,962
Total Population	29,025	70,295	494,432
Average HH Income	\$161,552	\$148,528	\$112,345

Mario Longobucco
(860) 307-5945

James McCall
(203) 376-9650



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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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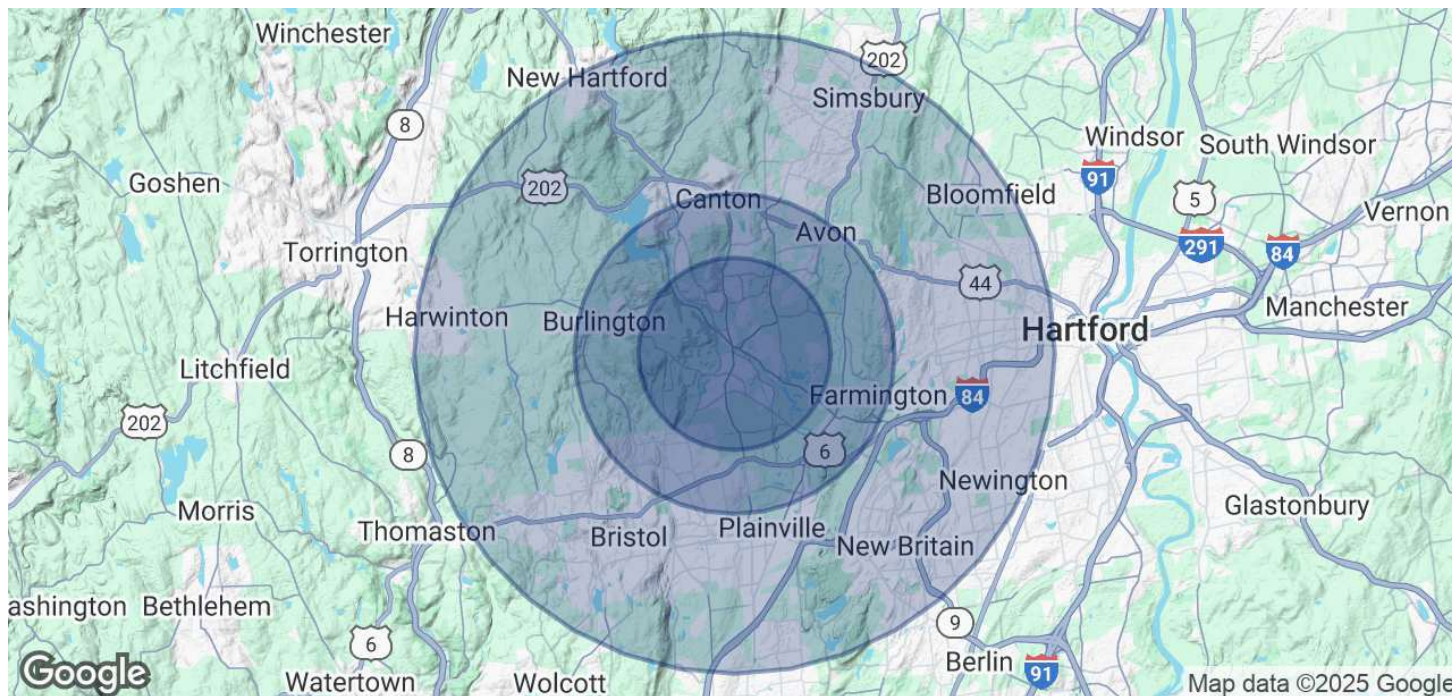
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	29,025	70,295	494,432
Average Age	44	44	41
Average Age (Male)	42	42	40
Average Age (Female)	45	45	43
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,287	28,372	199,962
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$161,552	\$148,528	\$112,345
Average House Value	\$501,811	\$468,454	\$350,891

Demographics data derived from AlphaMap

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