

FOR SALE 15,870 SF

Retail/Office Building

1650 West Street (Route 229)
Southington, CT 06489

PROPERTY HIGHLIGHTS

- Suitable for Office and/or Retail
- Two-story building, both levels at grade
- Lower level warehouse with two loading docks (8'x8' & 8'x10') with 10' ceiling height
- 1.58 Acres with abundant parking
- 225' +/- Frontage
- Major traffic corridor to and from Bristol to Exit 31 of I-84 in Southington
- Traffic Count: 30,000 +/- cars per day
- Built in 1984
- Taxes: \$15,424



	Population	Households
1 mile	640	299
5 miles	113,694	46,061
15 miles	948,624	368,065

Average Household Income


(2011)

1 mile:	\$ 68,282
5 miles:	\$ 70,857
15 miles:	\$ 75,824



PRICE REDUCTION—\$975,000

PLEASE NOTE: The current tenant would consider continuing to lease the lower level warehouse space of the building upon sale.



615 West Johnson Ave., Suite 202, Cheshire, CT 06410
Ralph Calabrese
R. CALABRESE AGENCY, L.L.C.
www.CalabreseAgency.com
203-573-0342

Information provided is purported to be from reliable sources. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal notice. It is suggested that prospective buyers/tenants should carefully verify each item and exercise due diligence.



1650 West St



SITE

**ESPN World
Headquarters**

To Queen Street

UCONN Medical Facility

**Courtyard by
Marriott Hotel**



EXIT 31



**Homewood Suites
Hotel by Hilton**



**Lake Compounce
Amusement Park**

Compounce Lake

Google earth