



New England
Retail Properties, Inc.

NOW AVAILABLE FOR LEASE



FARMINGTON AVE.

18,852 VPD

1,200 Sq. Ft. Free Standing Building

1684 Farmington Avenue, Unionville, CT 06085

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1684 FARMINGTON AVENUE



PROPERTY DETAILS | Now Leasing

BUILDING SUB-AREAS (SQ FT)	
Building Size	1,200 SF
Dimensions	28' x 48'
LOT SIZE	0.19 acres
PARKING	10 on-site spaces
ZONING CODE	B2 (Commercial)
USE TYPE	Retail, medical, restaurant, or service
RENT PRICE	\$2,700 per month + taxes and utilities

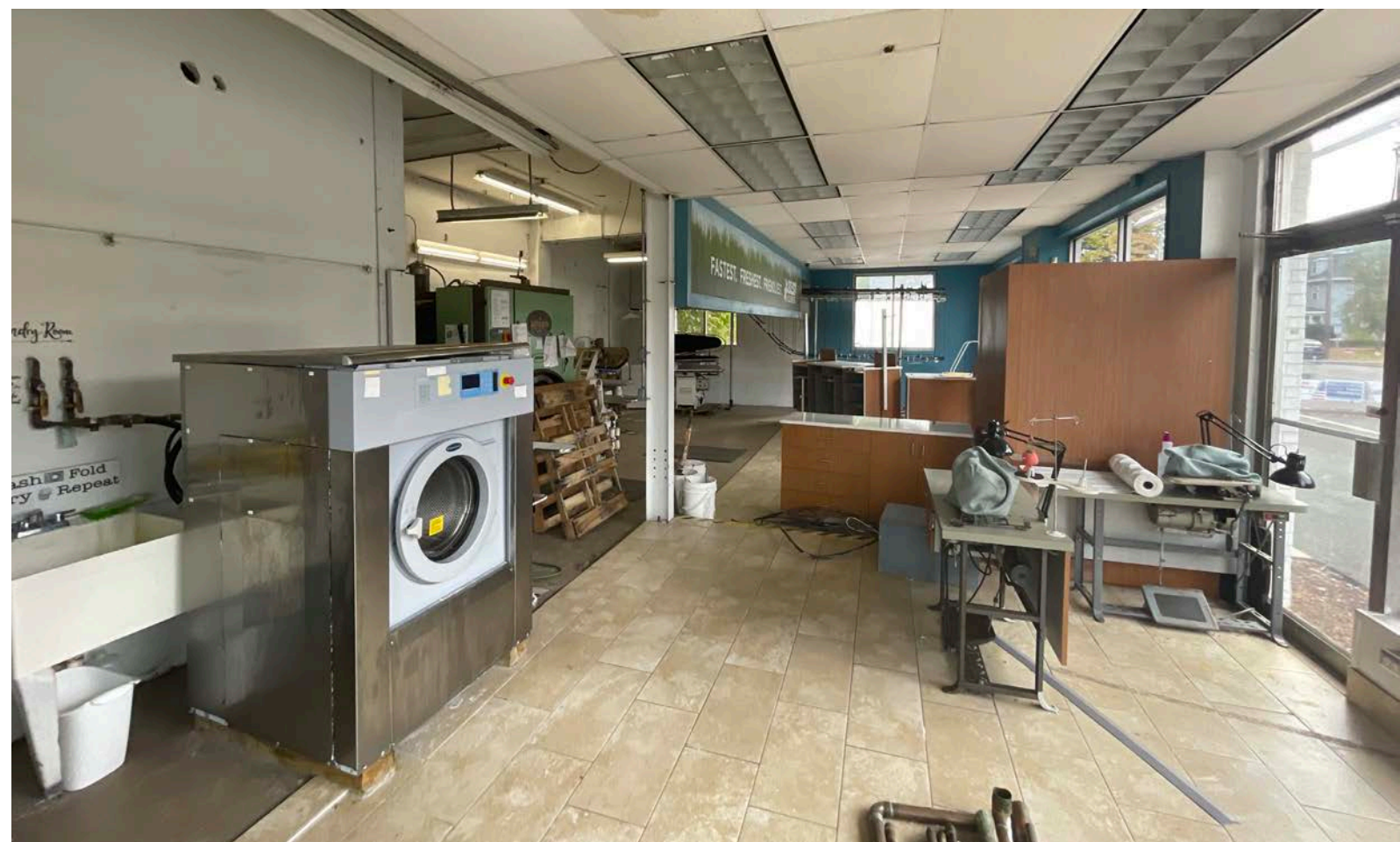
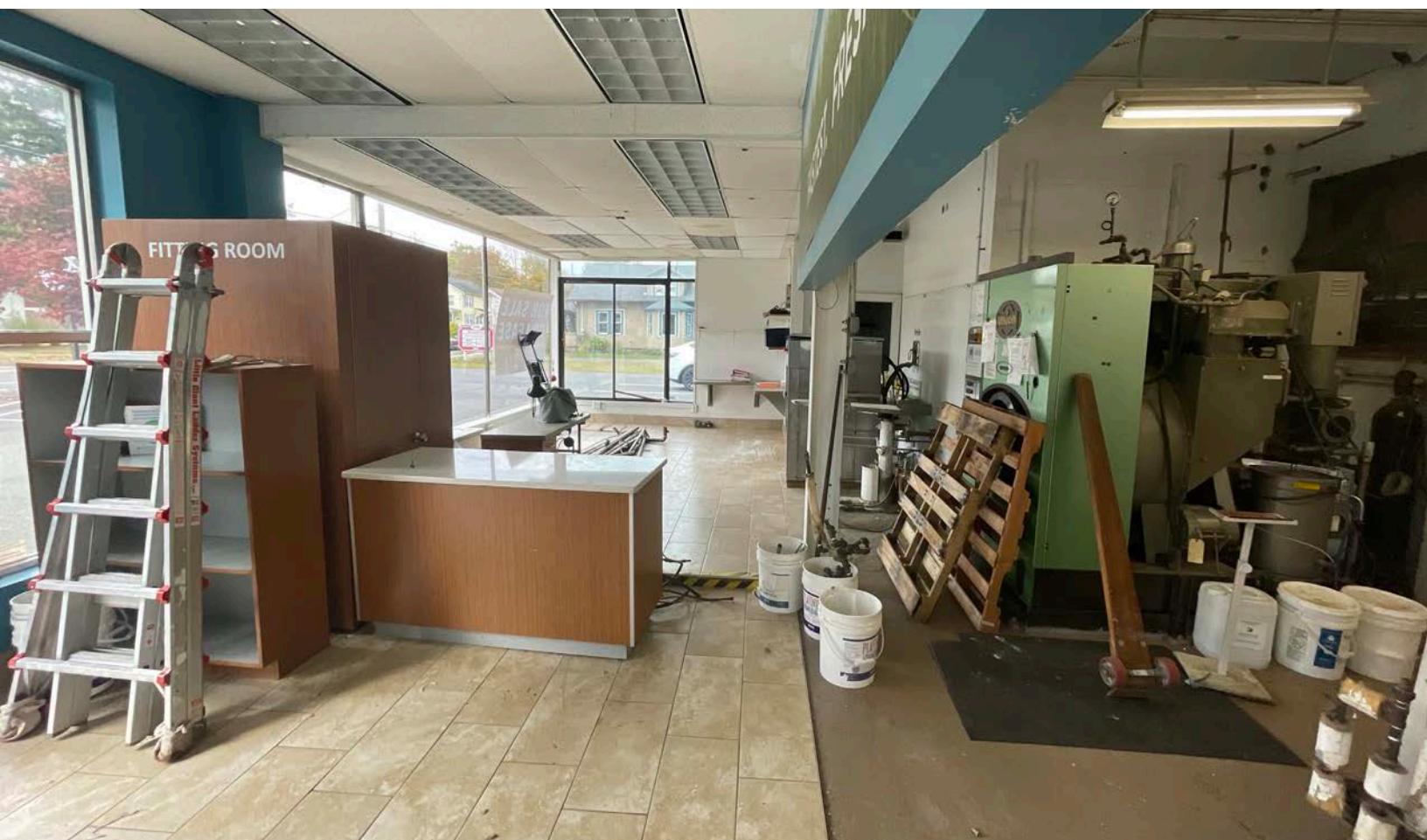
Now leasing 1,200 sq. ft. free standing building in the quaint neighborhood of Unionville Connecticut! The property is located on Farmington Avenue, Rte. 4 and positioned just down the street from the Stop & Shop Supermarket Plaza. This location offers excellent visibility in a high traffic retail corridor with over 18,800 vehicles per day. The property services neighboring towns such as Farmington, Avon, Canton, and Burlington. Surrounded by both national and local tenants including, Stop & Shop Supermarket, Farmington Jewelers, Dunkin, Dollar Tree, CVS, M&T Bank, and Wood-N-Tap.



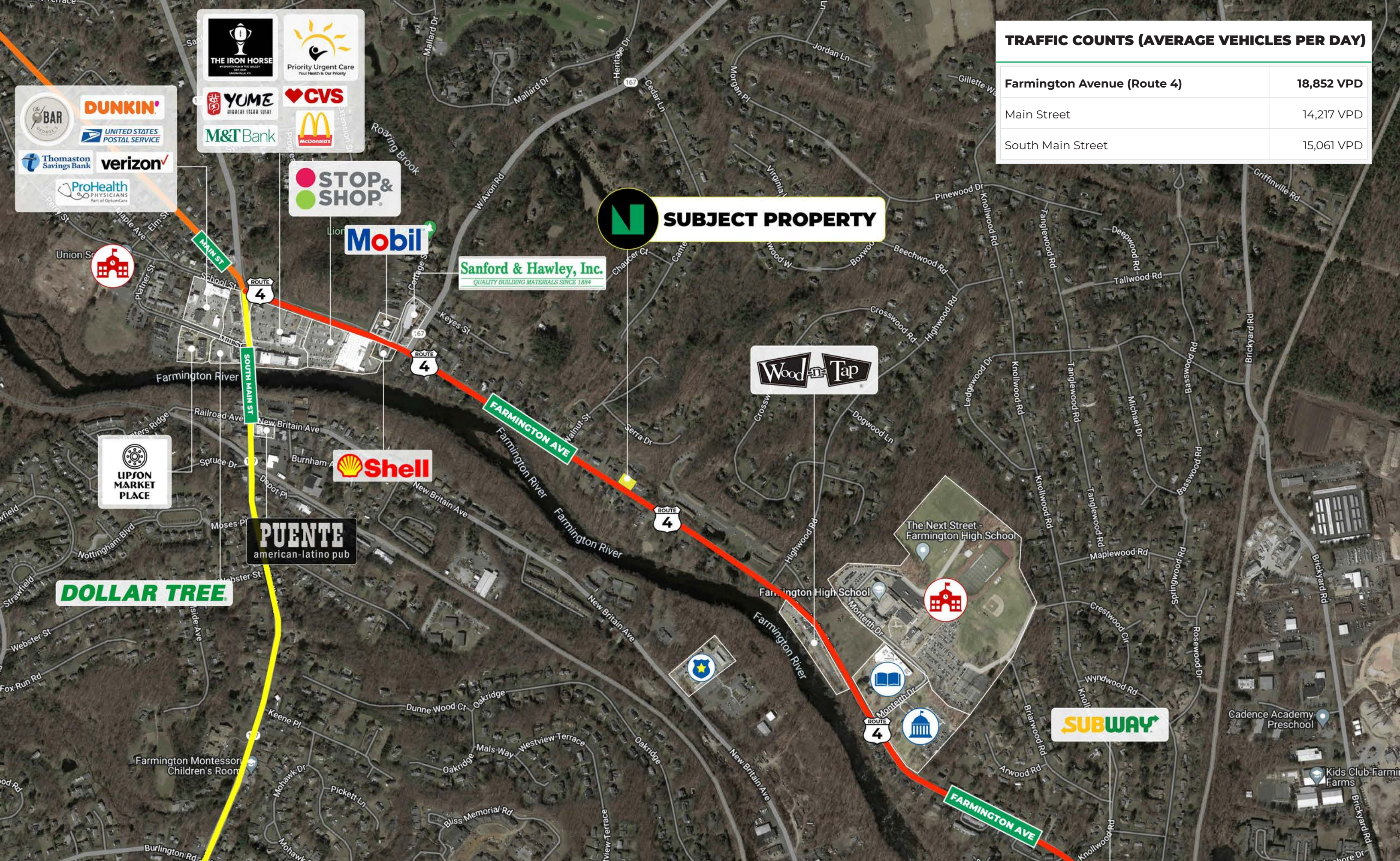
PARKING
10 on-site spaces with potential for 2 additional

DEMOGRAPHICS
Average Household Income: Over \$188,000 within 3 miles

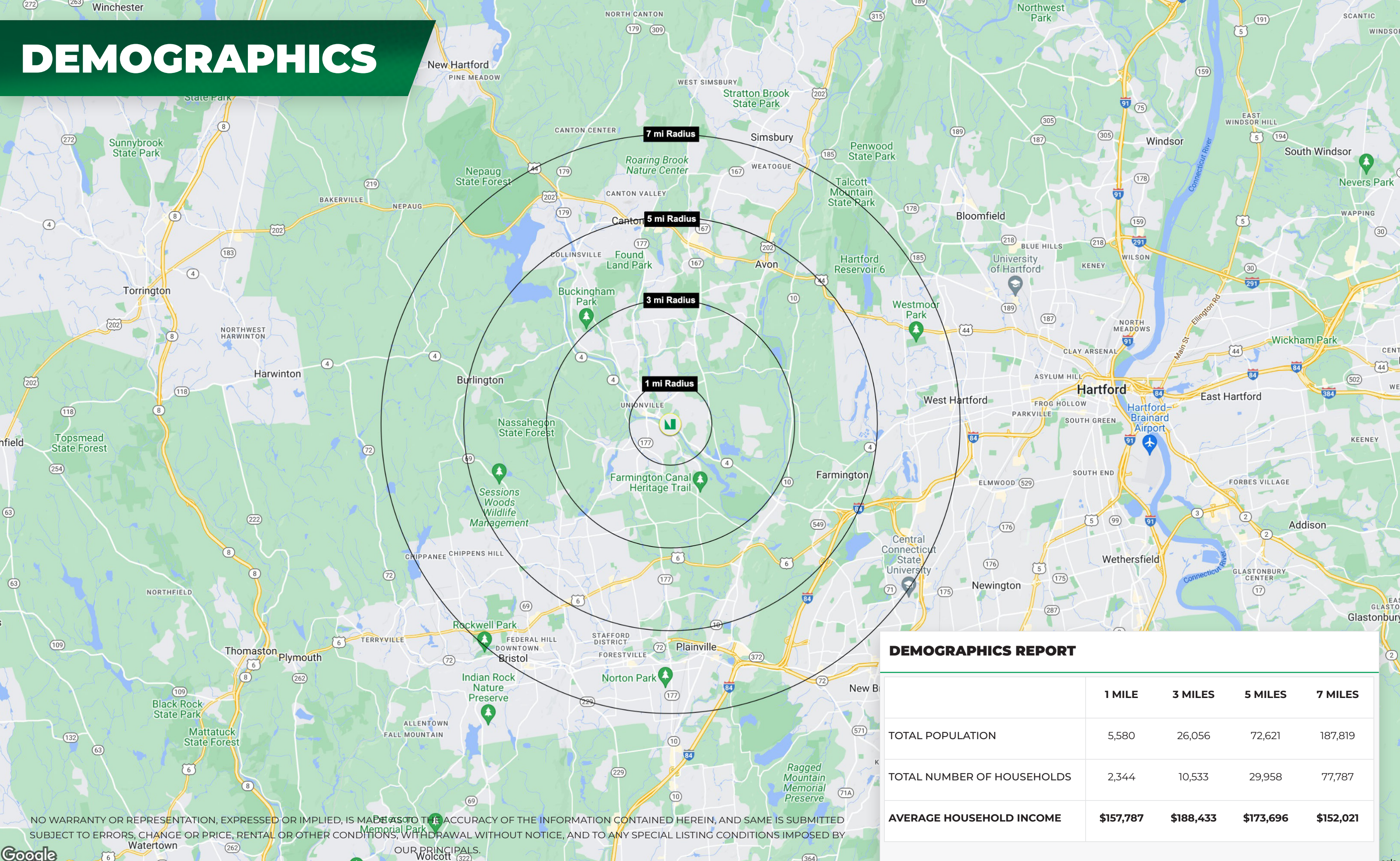
TRAFFIC COUNTS
High Traffic counts with over 18,800 vehicles per day



TRAFFIC COUNTS (AVERAGE VEHICLES PER DAY)	
Farmington Avenue (Route 4)	18,852 VPD
Main Street	14,217 VPD
South Main Street	15,061 VPD



DEMOGRAPHICS



DEMOGRAPHICS REPORT

	1 MILE	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	5,580	26,056	72,621	187,819
TOTAL NUMBER OF HOUSEHOLDS	2,344	10,533	29,958	77,787
AVERAGE HOUSEHOLD INCOME	\$157,787	\$188,433	\$173,696	\$152,021

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