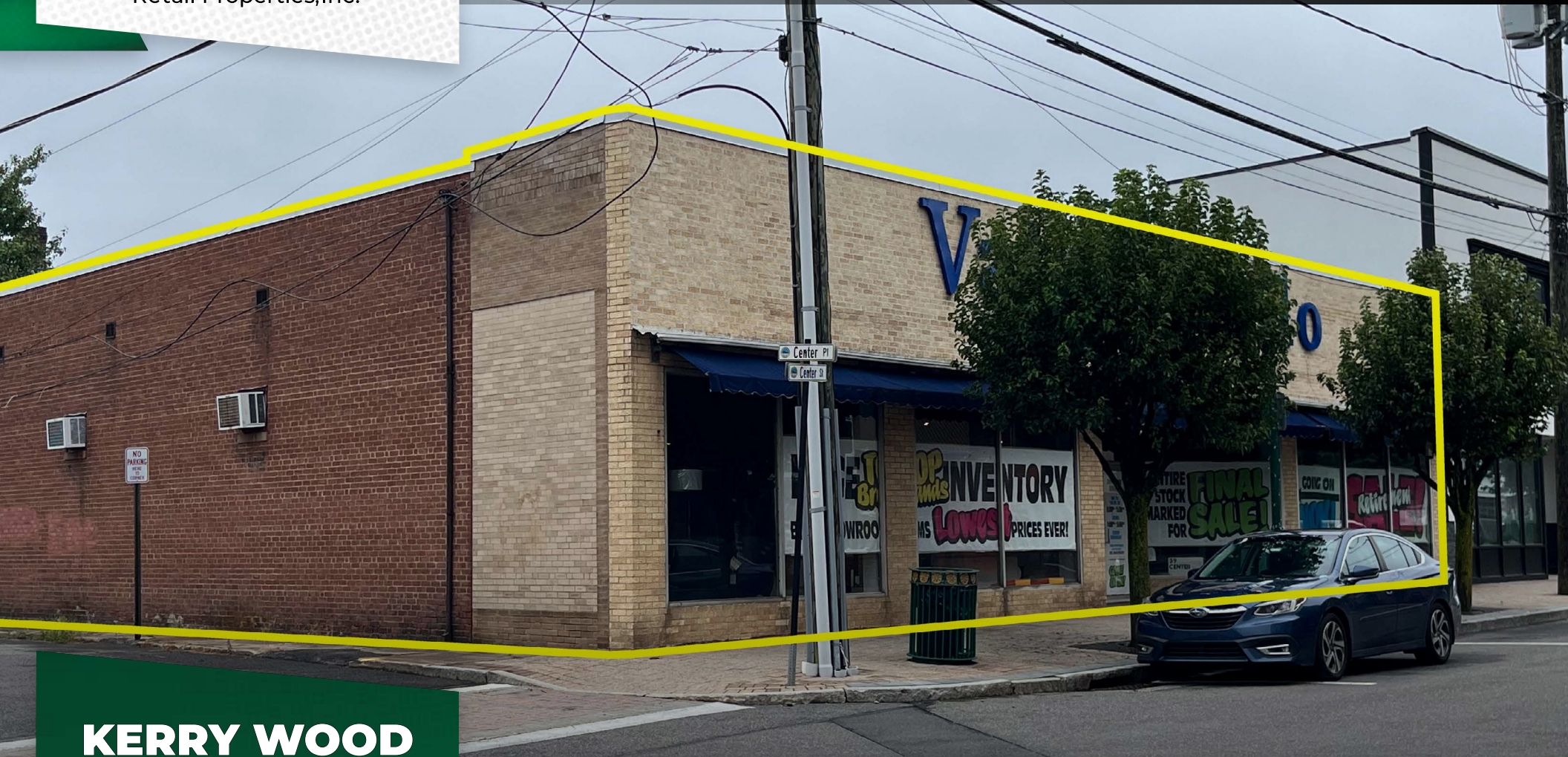




New England  
Retail Properties, Inc.

**NOW AVAILABLE FOR LEASE**



**KERRY WOOD**

D: 860.529.9000 X 102

[kwood@newenglandretail.com](mailto:kwood@newenglandretail.com)

[www.newenglandretail.com](http://www.newenglandretail.com)

***Up to 10,400 SF of Prime Retail Space***

**39 Center Street, Southington, CT 06489**



# 39 CENTER STREET



## PROPERTY OVERVIEW | Now Leasing

Total Sq. Ft.	10,400 SF
First Floor	5,000 SF
Lower Level	5,400 SF
Frontage	72 Feet
Year Built	1932
Use Type	Retail, office, or medical office

## LEASING DETAILS

Net Expenses	TBD
Lease Rate	\$15.00 /SF NNN

## HIGHLIGHTS

- Partially built-out as standard retail space
- Flexible open floor plan layout
- The space can be demised and landlord is open to build to suit
- Located in the heart of Historic Downtown Southington
- Over 70 feet of frontage on Center Street
- Hard corner space with rear access though Center Place
- Free municipal parking directly across the street



## HIGHWAY ACCESS

Approximately 1.8 miles,  
4 minutes to I-84



## DEMOGRAPHICS

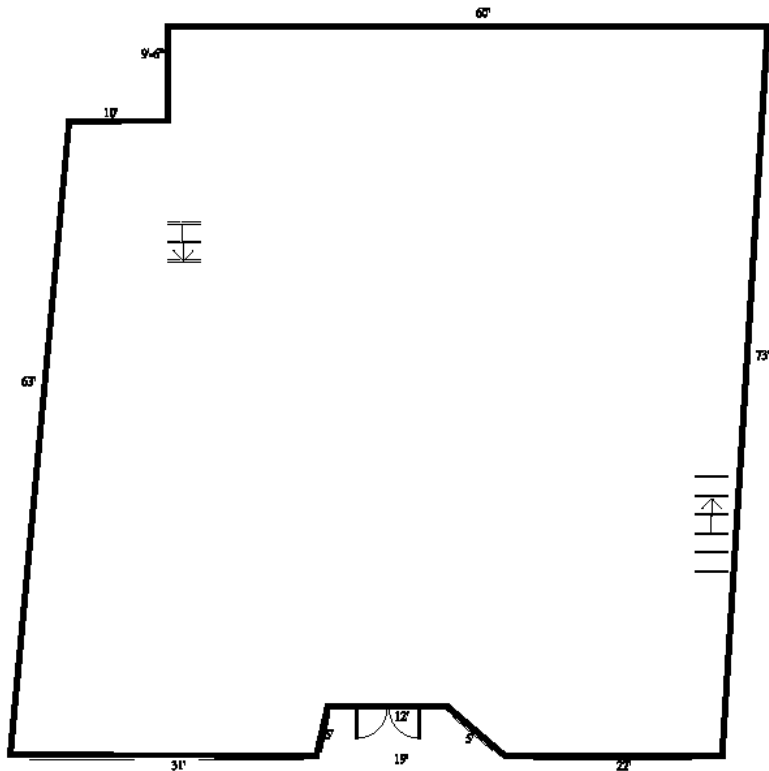
Estimated population of  
over 78,000 within 5 miles



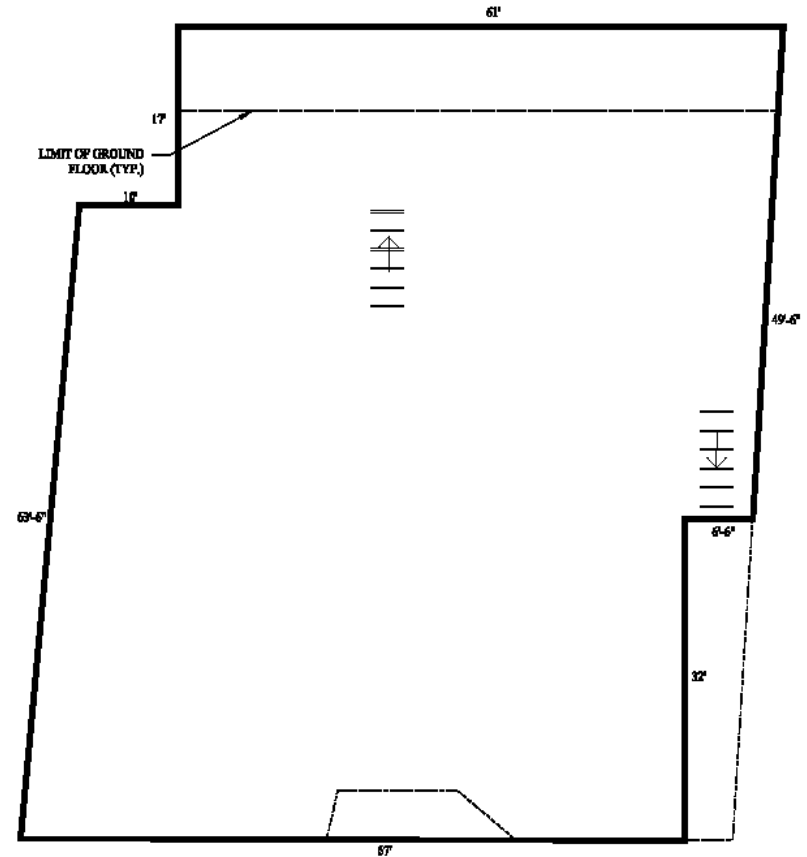
## TRAFFIC COUNTS

Strong Traffic counts; over 13,700 VPD  
at intersection of Main & Center St.

# FLOOR PLAN



39 CENTER STREET GROUND FLOOR



39 CENTER STREET BASEMENT

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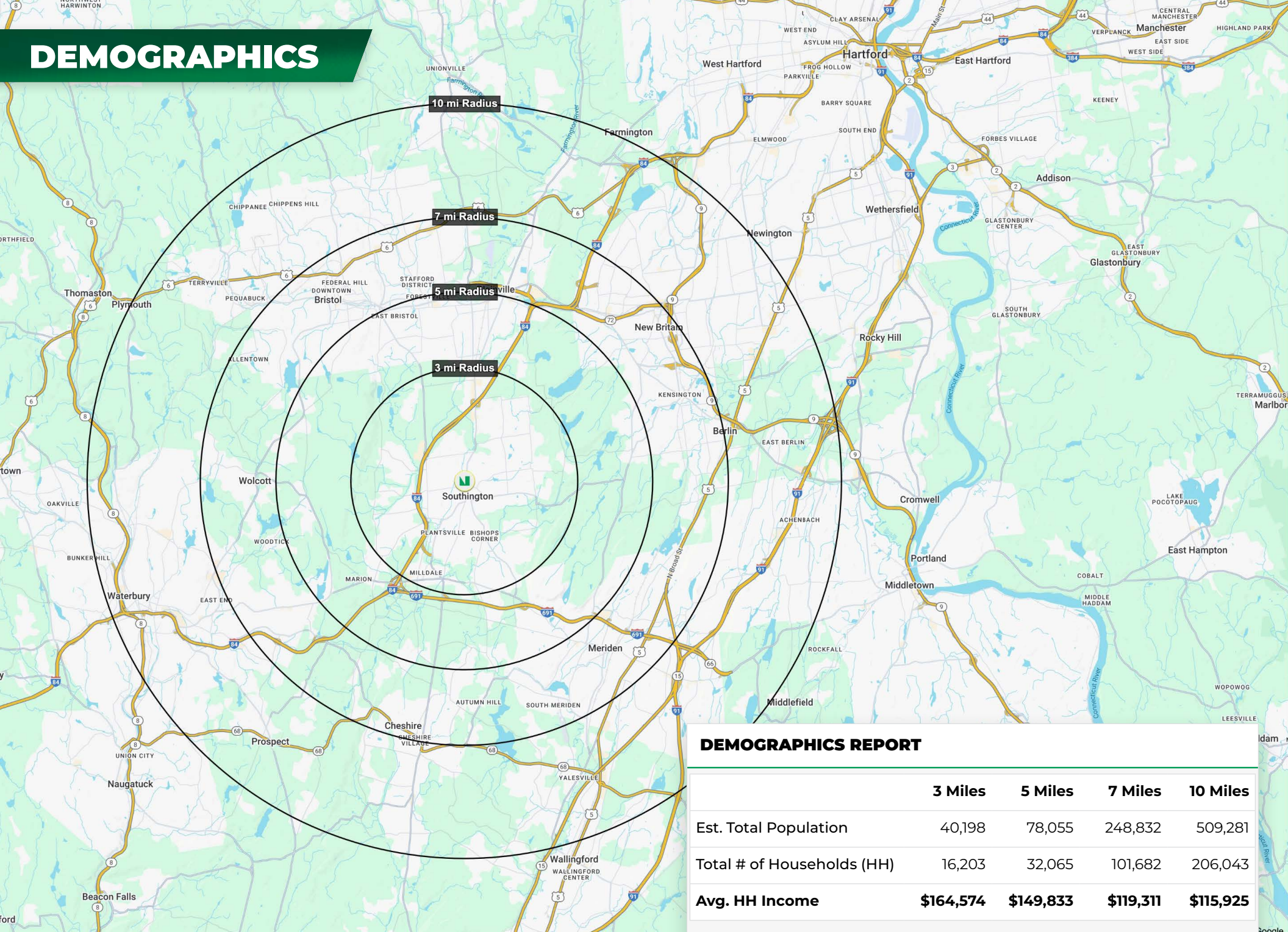




DOWNTOWN SOUTHTONINGTON MARKET			
1		Dial 9 Prohibition Lounge	 BANGLE Dress Shop
		Pepper Pot	 Liberty Bank
		Nina's Desi Kitchen	 YES Education Success
		Nataz Restaurant	
2		The Groggy Frogg	 Smoke & Muddle
		Sons of Italy Club	 Trey's Barbershop
		Board & Brush Creative Studio	
3		Oishi Asian Fusion	 Praline's Cafe
		Frootie Tooties Candy & More	 The Fire Place
		Anthony Jacks Wood Fired Grill	 Happy's Indoor Golf
		Sardilli Insurance Agency	 American Legion
		Classic Kitchen & Bath	 Flair Restaurant & Bar
4		Pure Skin MedSpa	 Mondovi Dental
		Vanity Rites Tattoo & Body Art	 Underworld
		Mamiliana	 Six Sigma Beauty
5		Ideal Tavern	 Maven
		Paul Gregory's	 Witchdoctor Brewing Co.
		Perkatory Coffee Roasters	 Escapism
		GameCraft Arcade	 Montana Nights Axe Throwing
		Rebel Movement	 Liberty Station Apartments
		Smokin' With Chris	
6		Elks Lodge	 Webster Bank
		Southington Pizza House	 Hen House BBQ
		Dollar Tree	 Flora Hair Studio
7		Southington Coffee House	 MASAGO SUSHI 35
		Mister B's Jerky Co.	 The Posh Skin Care Bar
		Inkster Tattoos	 Colorful Filth - Art and Design



# DEMOGRAPHICS



## DEMOGRAPHICS REPORT

	3 Miles	5 Miles	7 Miles	10 Miles
Est. Total Population	40,198	78,055	248,832	509,281
Total # of Households (HH)	16,203	32,065	101,682	206,043
Avg. HH Income	\$164,574	\$149,833	\$119,311	\$115,925





## CONTACT

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