



New England
Retail Properties, Inc.

NOW AVAILABLE FOR LEASE



KERRY WOOD

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www.newenglandretail.com

Up to 17,750 SF of Prime Retail Space

83 Center Street, Southington, CT 06489

83 CENTER STREET



PROPERTY OVERVIEW | Now Leasing

| | |
|---------------|-----------------------------------|
| Total Sq. Ft. | 17,750 SF |
| First Floor | 7,680 SF |
| Second Floor | 6,810 SF |
| Lower Level | 3,260 SF |
| Frontage | 88 Feet |
| Year Built | 1880 |
| 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 88 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

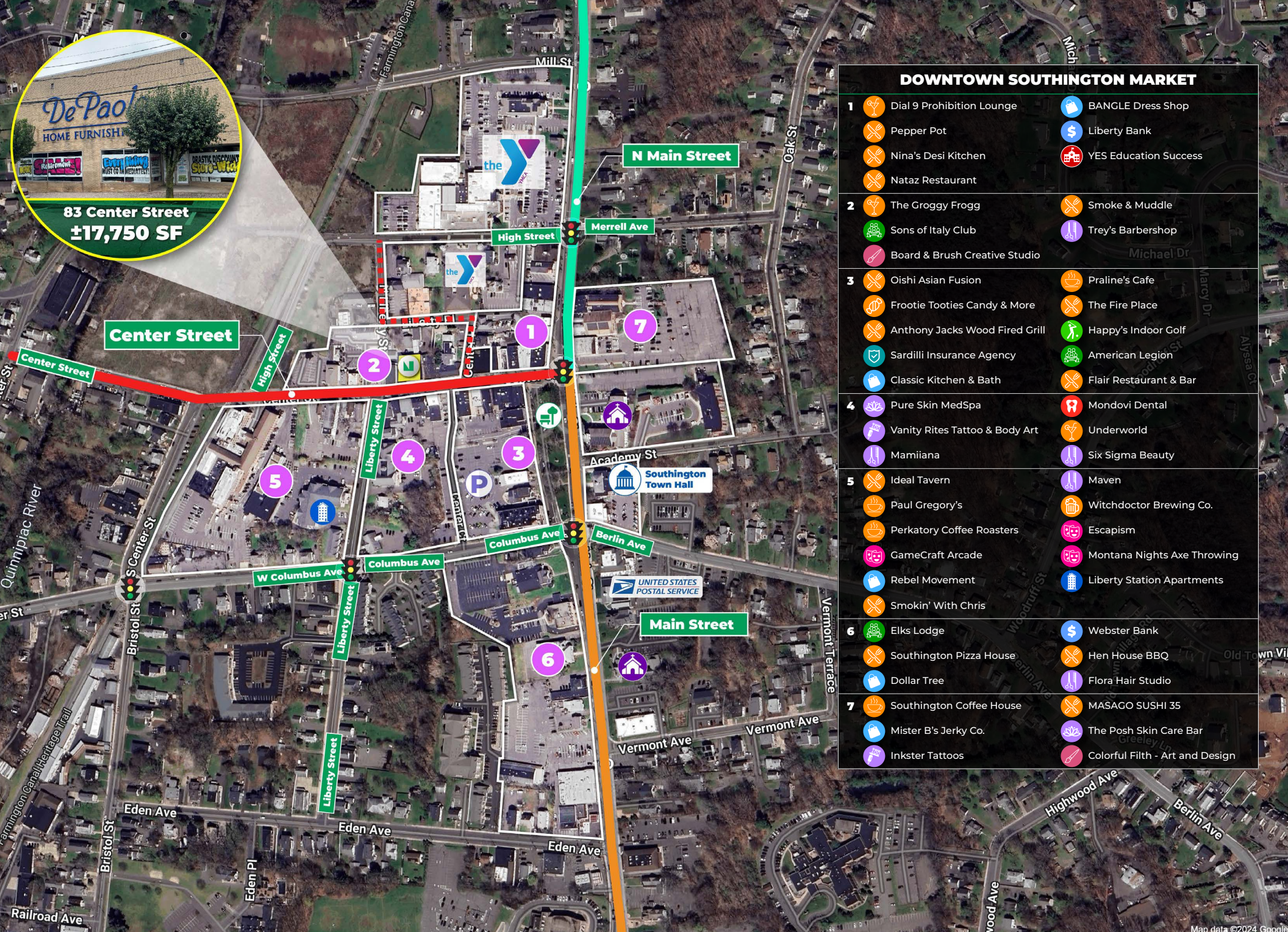
Strong Traffic counts; over 13,700 VPD
at intersection of Main & Center St.

GENERAL NOTE

1. EXTERNAL DIMENSIONS AND PROPERTY TAX CAN
2. ALL DIMENSIONS AND LO



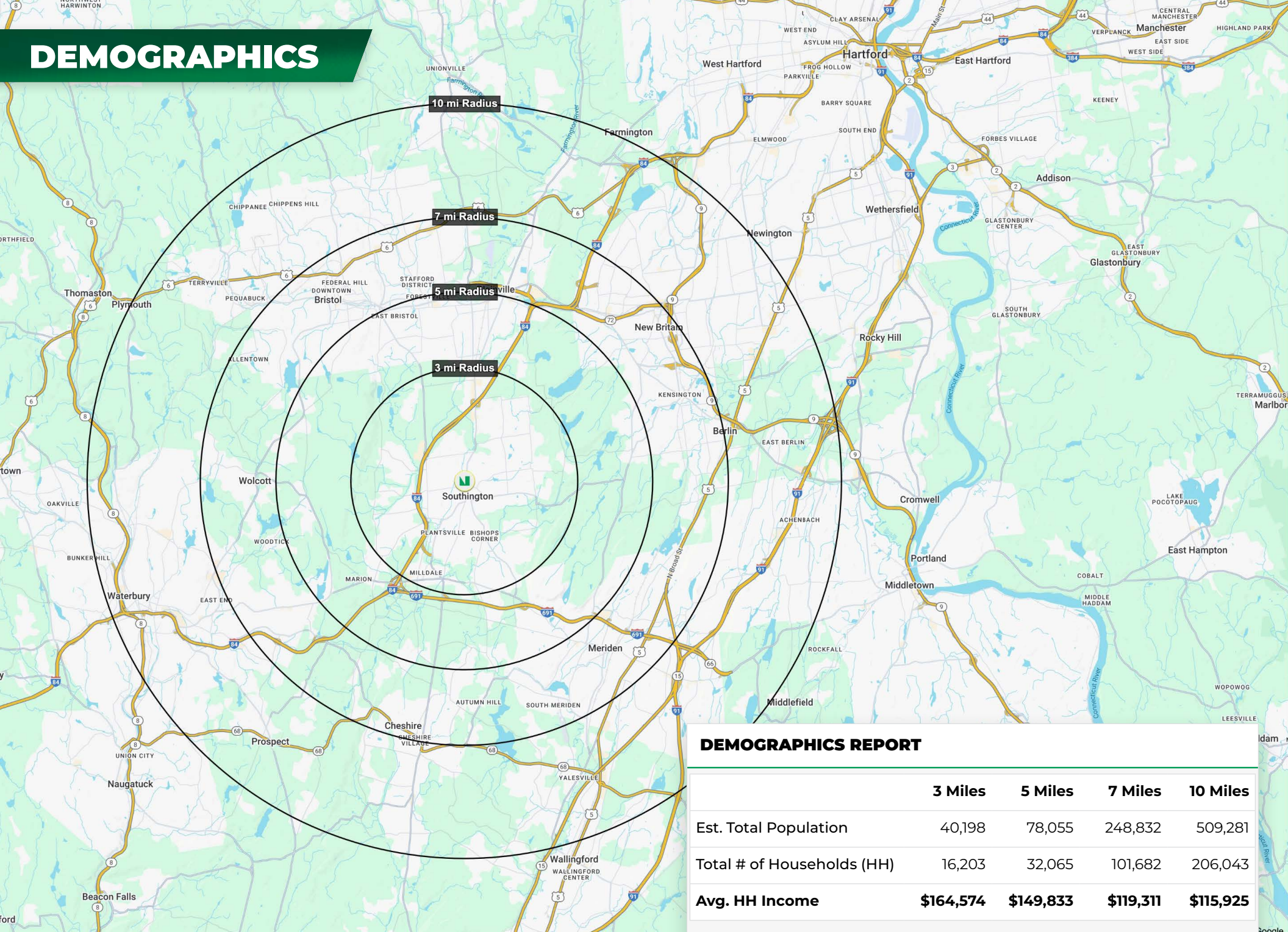
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DOWNTOWN SOUTHINGTON MARKET

- | | | |
|----------|---|--|
| 1 | <ul style="list-style-type: none"> Dial 9 Prohibition Lounge Pepper Pot Nina's Desi Kitchen Nataz Restaurant | <ul style="list-style-type: none"> BANGLE Dress Shop Liberty Bank YES Education Success |
| 2 | <ul style="list-style-type: none"> The Groggy Frogg Sons of Italy Club Board & Brush Creative Studio | <ul style="list-style-type: none"> Smoke & Muddle Trey's Barbershop |
| 3 | <ul style="list-style-type: none"> Oishi Asian Fusion Frootie Tooties Candy & More Anthony Jacks Wood Fired Grill Sardilli Insurance Agency Classic Kitchen & Bath | <ul style="list-style-type: none"> Praline's Cafe The Fire Place Happy's Indoor Golf American Legion Flair Restaurant & Bar |
| 4 | <ul style="list-style-type: none"> Pure Skin MedSpa Vanity Rites Tattoo & Body Art Mamiiana | <ul style="list-style-type: none"> Mondovi Dental Underworld Six Sigma Beauty |
| 5 | <ul style="list-style-type: none"> Ideal Tavern Paul Gregory's Perkatory Coffee Roasters GameCraft Arcade Rebel Movement Smokin' With Chris | <ul style="list-style-type: none"> Witchdoctor Brewing Co. Escapism Montana Nights Axe Throwing Liberty Station Apartments |
| 6 | <ul style="list-style-type: none"> Elks Lodge Southington Pizza House Dollar Tree | <ul style="list-style-type: none"> Webster Bank Hen House BBQ Flora Hair Studio |
| 7 | <ul style="list-style-type: none"> Southington Coffee House Mister B's Jerky Co. Inkster Tattoos | <ul style="list-style-type: none"> MASAGO SUSHI 35 The Posh Skin Care Bar 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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