



# NOW AVAILABLE FOR LEASE



## KERRY WOOD

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**Up to 17,750 SF of Prime Retail Space**

83 Center Street, Southington, CT 06489



New England Retail Properties, Inc. | 150 Hartford Ave, Wethersfield, CT 06109 | 860.529.9000



# 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 through 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

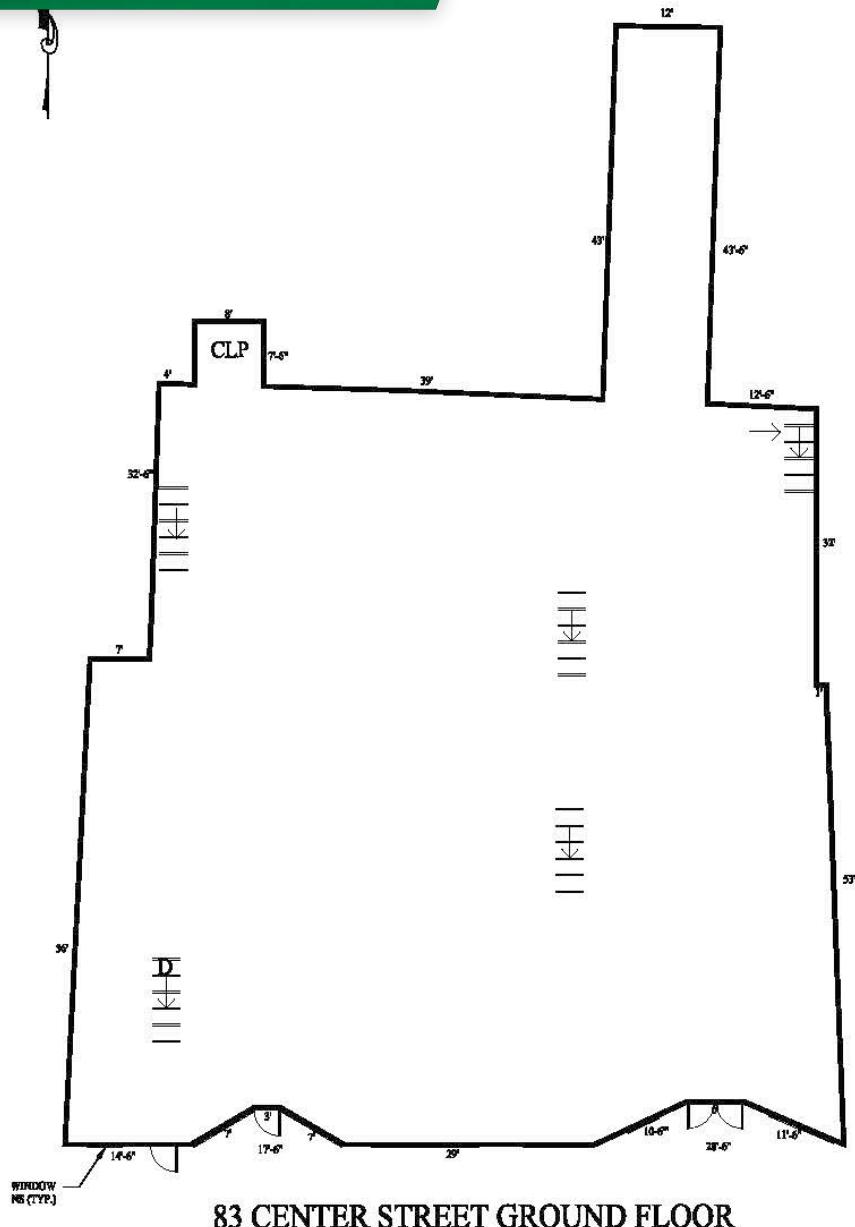


## TRAFFIC COUNTS

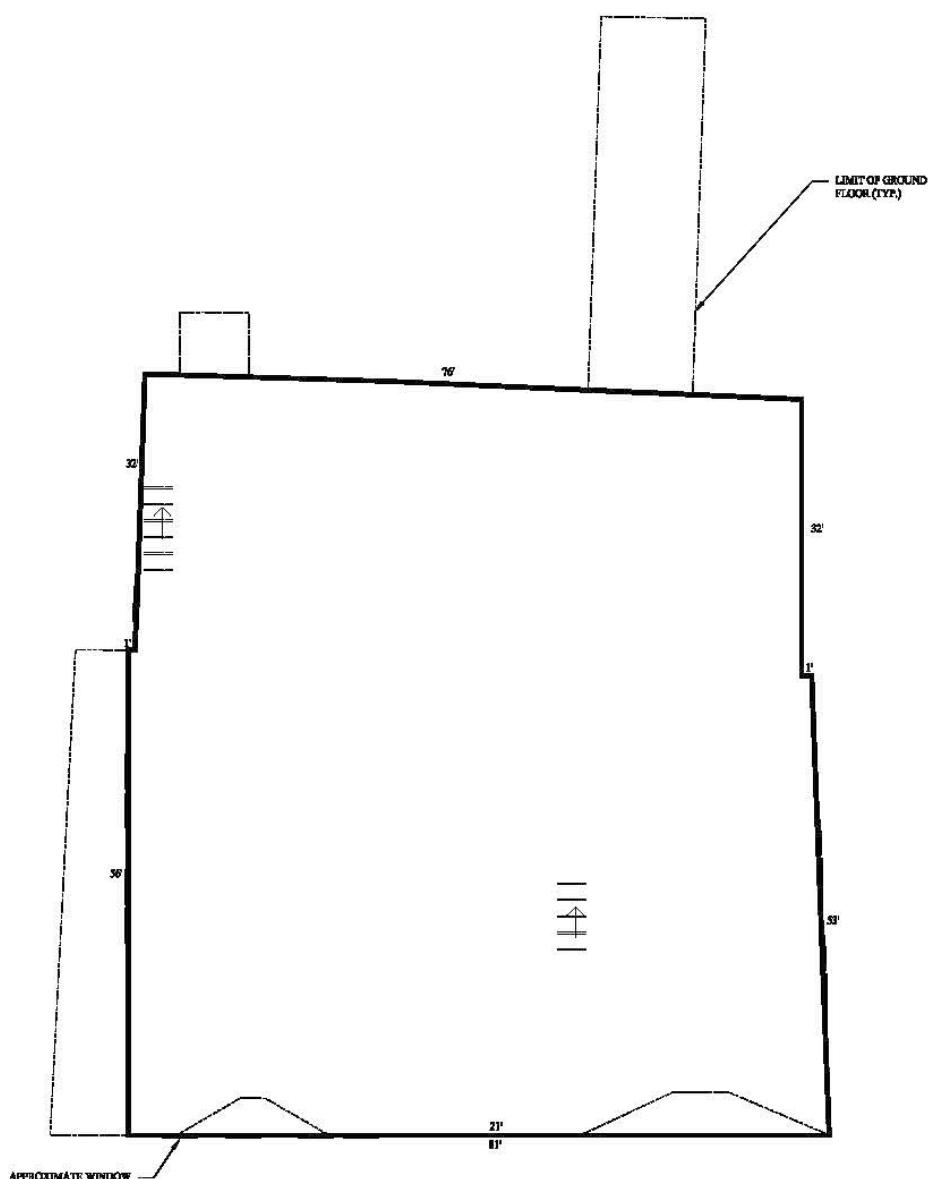
Strong Traffic counts; over 13,700 VPD  
at intersection of Main & Center St.

# FLOOR PLAN

GENERAL NOTE  
 1. EXTERIOR DIMENSIONS  
 AND PROPERTY TAX CARS  
 2. ALL DIMENSIONS AND LO

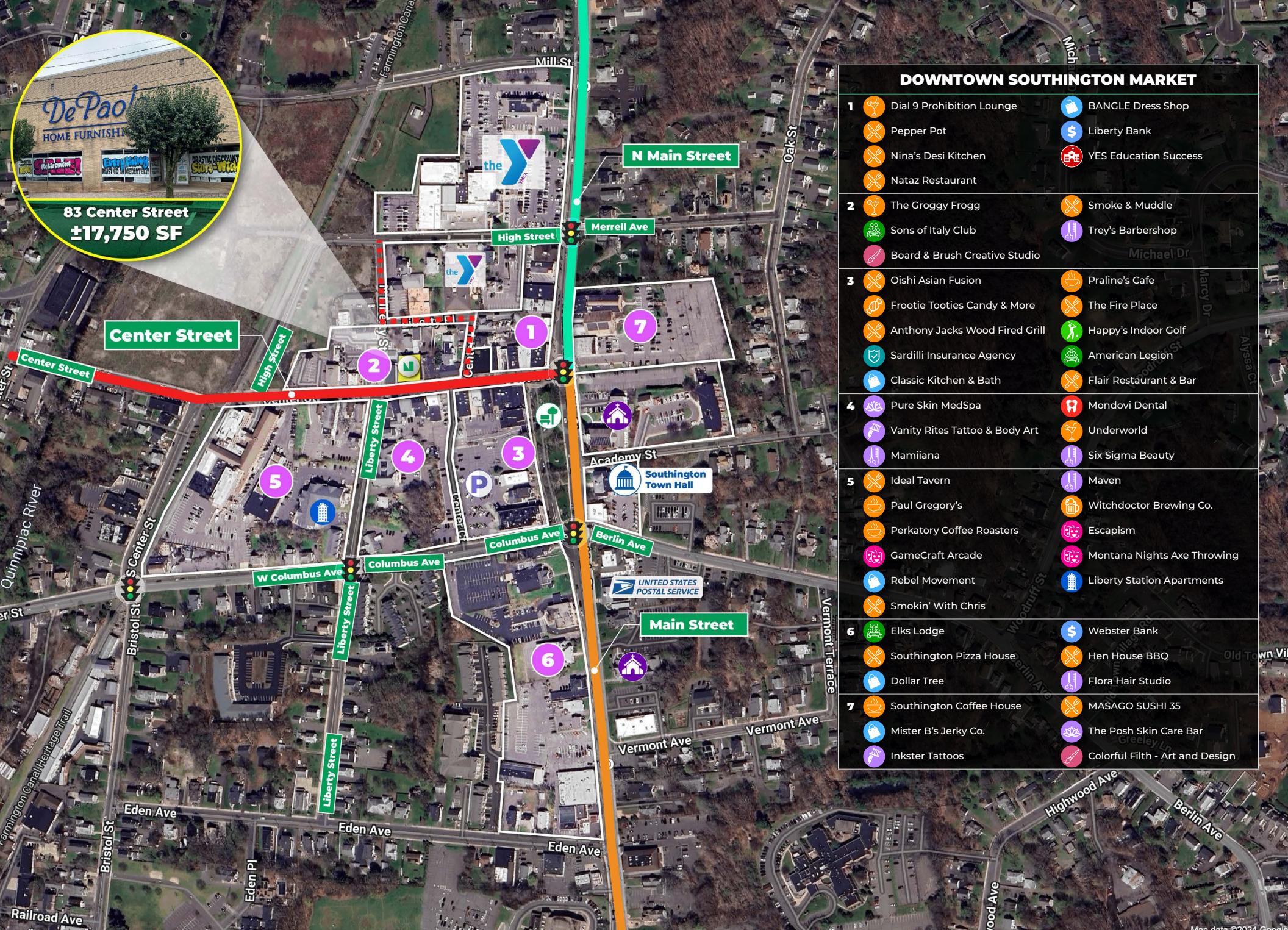


83 CENTER STREET GROUND FLOOR

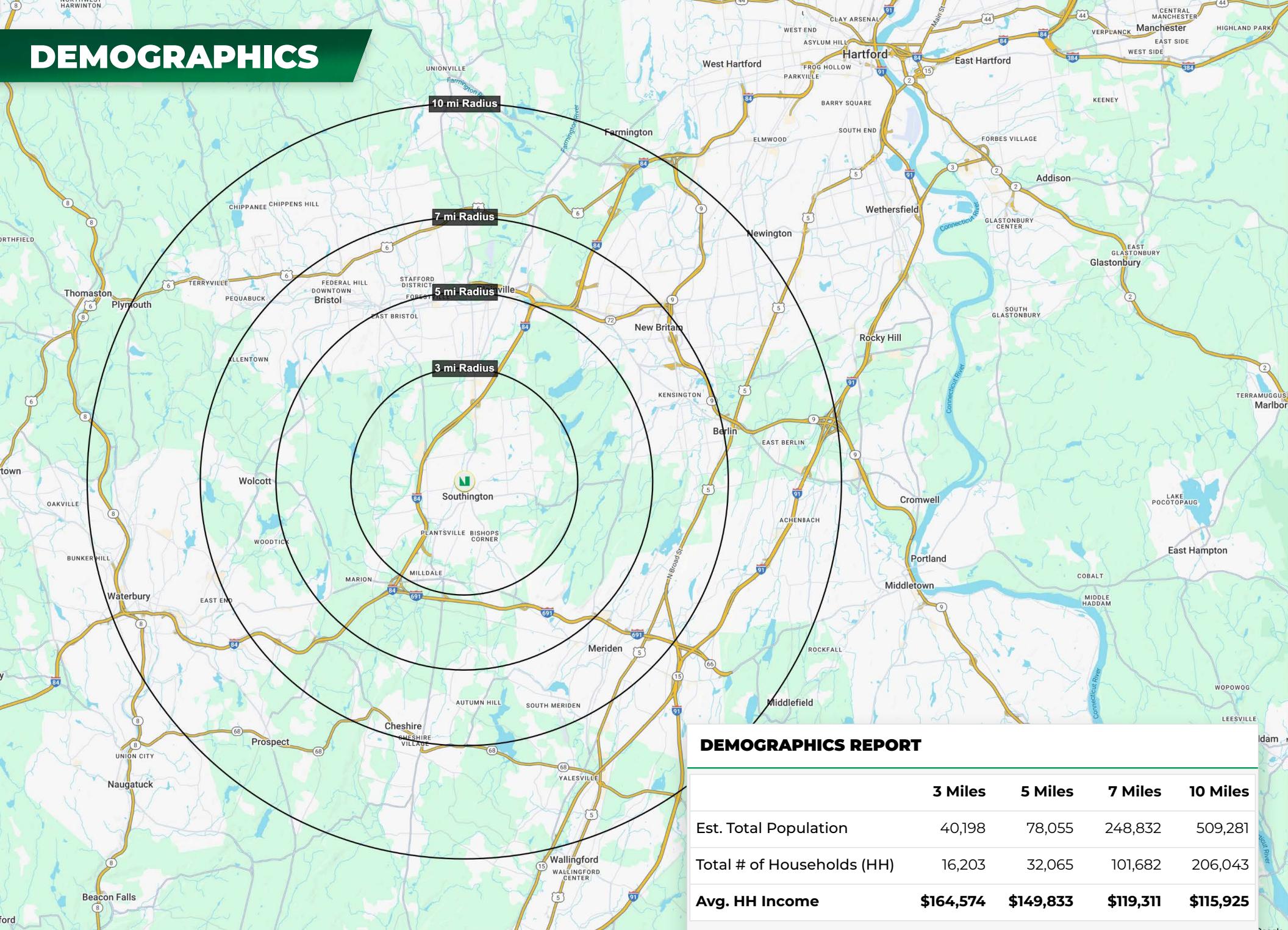


83 CENTER STREET SECOND FLOOR

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# DEMOCRAPHICS





## CONTACT

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