



New England
Retail Properties, Inc.

NOW AVAILABLE FOR SALE OR LEASE



MATT HALPRIN

EXCLUSIVE BROKER

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Former Smithland Supply/Agway Pet & Garden Center

1198 Queen Street, Southington, CT 06489

1198 QUEEN STREET | SOUTHTON



PROPERTY DETAILS | For Sale or Lease

Address	1198 Queen Street, Southington, CT 06489
Building Size	19,796 SF
Greenhouse Size	4,935 SF
Total Size (GLA)	24,431 SF
Year Built	1988
Lot Size	5.1 Acres
Zoning	B
Parking	140 on-site spaces
Use Type	Retail, medical, or restaurant

Sale/Lease Details

Taxes (Annual)	\$36,619.12
Sale Price	\$3,000,000
Asking Rent	\$250,000
Lease Type	Pure Net (Tenant pays all expenses)

Highlights

- Excellent visibility from Queen Street
- Easy highway access; 1.2 miles, 5 minutes to I-84
- \$118,106 average household income within a 3-mile radius
- Location services neighboring towns such as Bristol, Plainville, Wolcott and New Britain
- Close by national retailers include, BJ's Wholesale, O'Reilly's Auto, Shop Rite, Aldi, McDonald's, Home Depot and more



HIGHWAY ACCESS

Approximately 1.2 miles,
5 minutes to Interstate-84



DEMOGRAPHICS

Estimated population of
over 146,000 within 5-miles



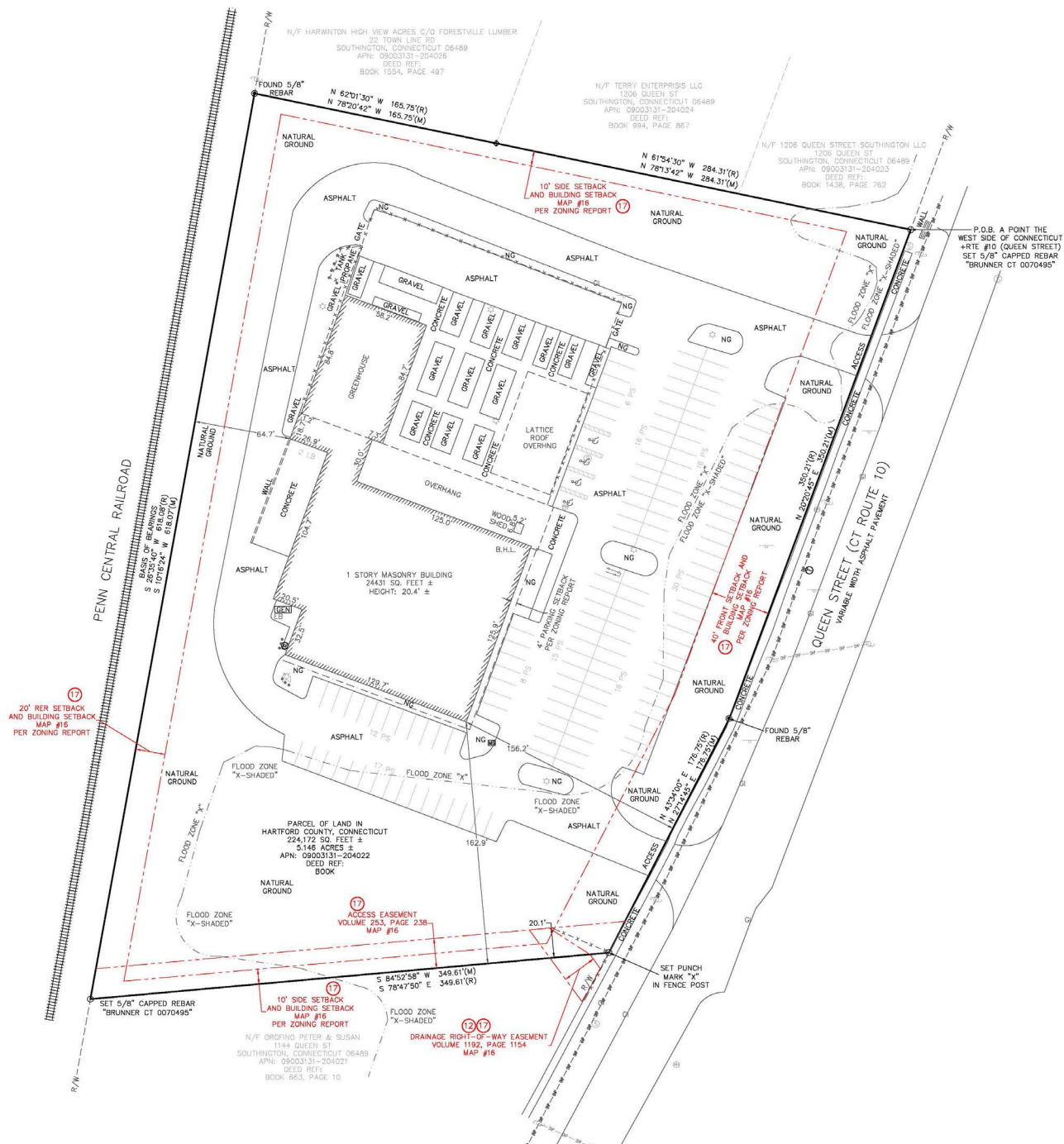
TRAFFIC COUNTS

Strong Traffic counts with
over 11,749 vehicles per day

PROPERTY PHOTOS | 1198 Queen Street, Southington, CT



1198 Queen Street, Southington, CT



MARKET AERIAL

1198 QUEEN STREET

East St

DOLLAR GENERAL

11,794 VPD

Queen St

Pep Boys

O'Reilly
AUTO PARTS

TD Bank
M&R LIQUORS

petco
ShopRite
smashburger

BUFFALO WILD WINGS
Starbucks
BURGER KING
Staples
chili's

BJS

planet fitness
Ocean State JOB LOT
Friendly's
Wendy's
goodwill
Price Chopper

Pilgrim
FURNITURE & MATTRESS CITY

OUTBACK STEAKHOUSE
TJ-maxx
IHOP
ALDI
CHIPOTLE MEXICAN
Chick-fil-A
BOB'S DISCOUNT FURNITURE

THE HOME DEPOT
Auto Zone
McDonald's
6
TACO BELL

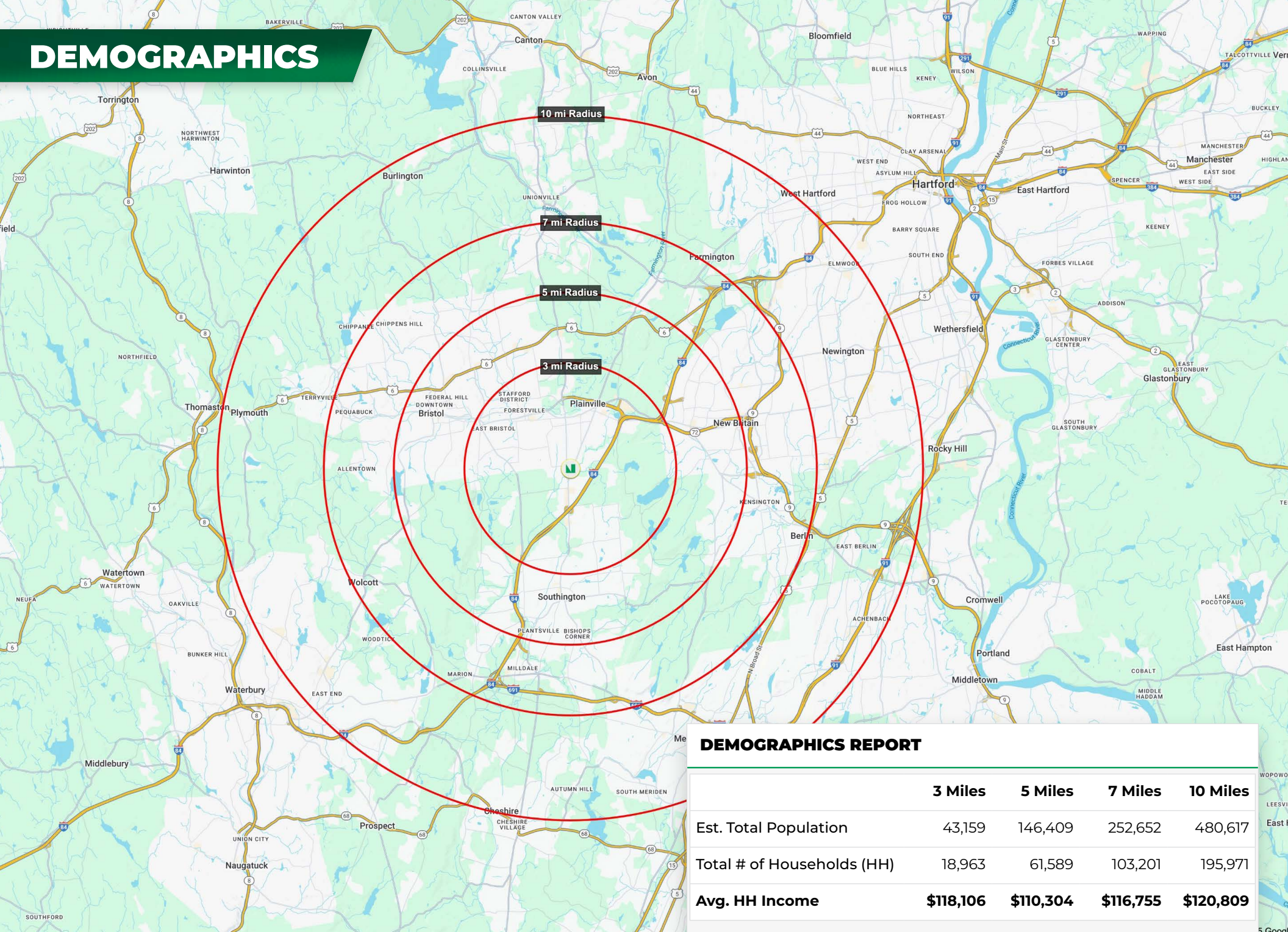
MONRO AUTO SERVICE AND TIRE CENTERS
DUNKIN'
SHERWIN-WILLIAMS
Panera BREAD

Google

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DEMOGRAPHICS



DEMOGRAPHICS REPORT

	3 Miles	5 Miles	7 Miles	10 Miles
Est. Total Population	43,159	146,409	252,652	480,617
Total # of Households (HH)	18,963	61,589	103,201	195,971
Avg. HH Income	\$118,106	\$110,304	\$116,755	\$120,809



1198 Queen Street
SOUTHINGTON CONNECTICUT

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