



**New England**  
Retail Properties, Inc.

**NOW AVAILABLE FOR SALE**

Current Occupants Relocating  
**POTENTIAL RESIDENTIAL CONVERSION**

## **CONTACT**

New England Retail Properties, Inc.

860.529.9000

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

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

***1.06 Acres with a 2,306 SF Office Building***

8 West High St. (Rte. 66), East Hampton, CT 06424



## 8 WEST HIGH ST | EAST HAMPTON



### PROPERTY DETAILS | For Sale

Address	8 West High St, East Hampton, CT 06424
Living Area	2,306 SF
Basement Area	1,230 SF
Two(2) Car Garage	630 SF
Year Built	1885
Lot Size	1.06 Acres
Use Type	Office or Single family/Duplex conversion (Subject to zoning change)

### Sale Details

Taxes (Annual)	\$11,288.36
Sale Price	\$685,000.00

### Highlights

- **Current occupants relocating** – business continuity maintained
- Turnkey office – ideal for owner-user
- Potential residential conversion (Contingent upon zoning approval)
- Office building with modern updates and historic charm
- Located on the corner of West High St. (Rte. 66) & North Main St.
- 4.5 miles, 7 minutes to Route-2
- 16.5 miles, 20 minutes to Hartford, CT
- Location services neighboring towns such as East Haddam, Marlborough, Glastonbury, Colchester, Portland and Middletown.



### CENTRAL LOCATION

Approximately 16.5 miles,  
20 minutes to Hartford, CT



### STRONG DEMOGRAPHICS

Average household income  
over 150,000 within 5-miles



### TRAFFIC COUNTS

Strong Traffic counts with  
over 12,439 VPD on Rte. 66



## PROPERTY PHOTOS | 8 West High St, East Hampton, CT





## PROPERTY PHOTOS | 8 West High St, East Hampton, CT





# CLOSE AERIAL



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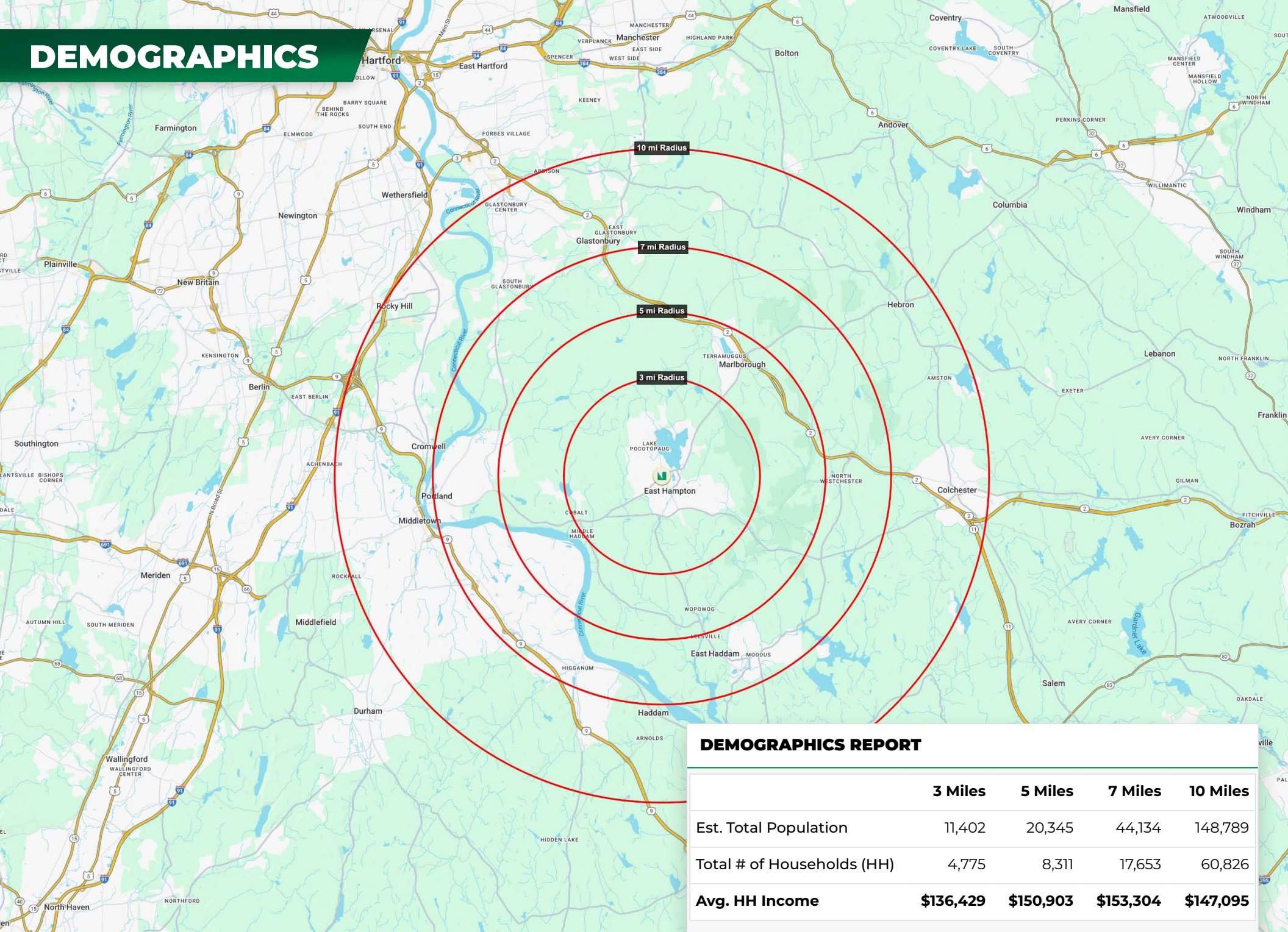
# MARKET AERIAL



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# DEMOGRAPHICS



## DEMOGRAPHICS REPORT

	3 Miles	5 Miles	7 Miles	10 Miles
Est. Total Population	11,402	20,345	44,134	148,789
Total # of Households (HH)	4,775	8,311	17,653	60,826
Avg. HH Income	\$136,429	\$150,903	\$153,304	\$147,095





8 West High Street  
**EAST HAMPTON CONNECTICUT**

## CONTACT

### Exclusive Broker(s)

Matt Halprin

D: 860.529.9000 X 105 | C: 860.729.6810

E: halprinm@newenglandretail.com

Conor Langan

D: 860.529.9000 X 113 | C: 860.324.1329

E: clangan@newenglandretail.com

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