



New England
Retail Properties, Inc.

NOW AVAILABLE FOR SALE

**ASKING PRICE
\$800,000**

Investment Opportunity - 6,300 ± Sq. Ft. Bank Branch

155 Main Street, Thomaston, CT 06787

155 MAIN STREET



PROPERTY DETAILS | For Sale

Address	155 Main St, Thomaston, CT 06787
County	Litchfield County
Zoning	GC
Total Lot Size	0.93 acres
Parking	44 spaces
Sale Price	\$800,000

Building Details

Bank Size	4,552 ± sq. ft.
Office Size	1,770 ± sq. ft.
Total Building Size	6,322 ± sq. ft.
Year Built	1965

Lease Details

NNN Rent	\$54,500.00
Lease Expiration	5/31/27
Options	Two(2), 5-years
Lease Type	Absolute NNN

Highlights

- Located in historic Downtown Thomaston at the intersection of Main Street and Union Street.
- Close by retailers/services include, Adam's Hometown Market, USPS, Landmark Community Theatre, Cutie Pies Bakery & Cafe, and many more
- Location services neighboring towns such as Waterbury, Watertown, Bristol, Torrington, and Litchfield.
- Easy highway access; 0.7 miles, 2 minutes to Route-8
- Approximately 9.5 miles, 12 minutes to Waterbury
- Approximately 26 miles, 40 minutes to Hartford
- \$132,045 average household income within a 5-mile radius



HIGHWAY ACCESS

Approximately 0.7 miles,
2 minutes to Route 8



DEMOGRAPHICS

Estimated household income
over \$132,045 within 5-miles



TRAFFIC COUNTS

Traffic counts with over
7,925 vehicles per day

PROPERTY PHOTOS | 155 Main Street, Thomaston, CT

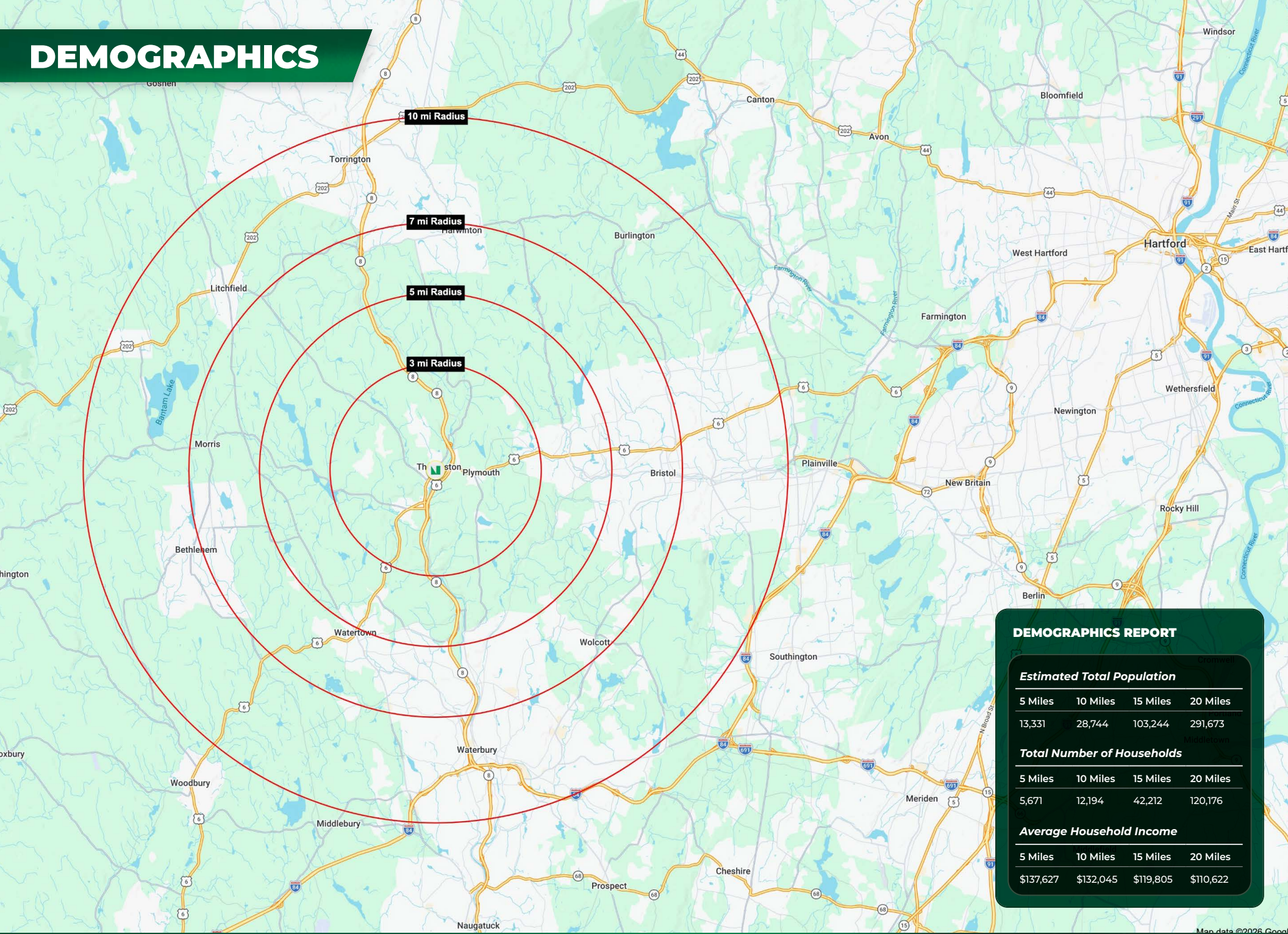


CLOSE AERIAL



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DEMOGRAPHICS



DEMOGRAPHICS REPORT

Estimated Total Population

5 Miles	10 Miles	15 Miles	20 Miles
13,331	28,744	103,244	291,673

Total Number of Households

5 Miles	10 Miles	15 Miles	20 Miles
5,671	12,194	42,212	120,176

Average Household Income

5 Miles	10 Miles	15 Miles	20 Miles
\$137,627	\$132,045	\$119,805	\$110,622



155 Main Street
THOMASTON CONNECTICUT



CONTACT

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