

# FOR SALE

## FORMER DUNKIN BUILDING

495 Main Street New Hartford, CT 06057



### PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for sale 495 Main Street, located in New Hartford, Connecticut. Located at a highly visible intersection, this former Dunkin building is the only available property in New Hartford with a drive-thru window. The 1,980 SF building features two restrooms, a three-bay sink, hand sink, mop sink, walk-in refrigerator and freezer, 400 amps of electrical, gas, city water, and sewer. The building is also easily renovated for retail, medical, office, or retail use. New Hartford is the town for all seasons with West Hill Pond, the Farmington River, Sundown Ski Area, and more.

### PROPERTY HIGHLIGHTS

- Drive-Thru Window
- Located at Traffic Light
- Highly Visible
- Restaurant Infrastructure in Place
- Additional Property Available

### OFFERING SUMMARY

Sale Price:	\$849,999
Lot Size:	0.52 Acres
Building Size:	1,980 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	677	24,560	174,505
Total Population	1,961	61,749	439,396
Average HH Income	\$161,336	\$104,483	\$75,573

**Mario Longobucco**  
860 307 5945



**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**

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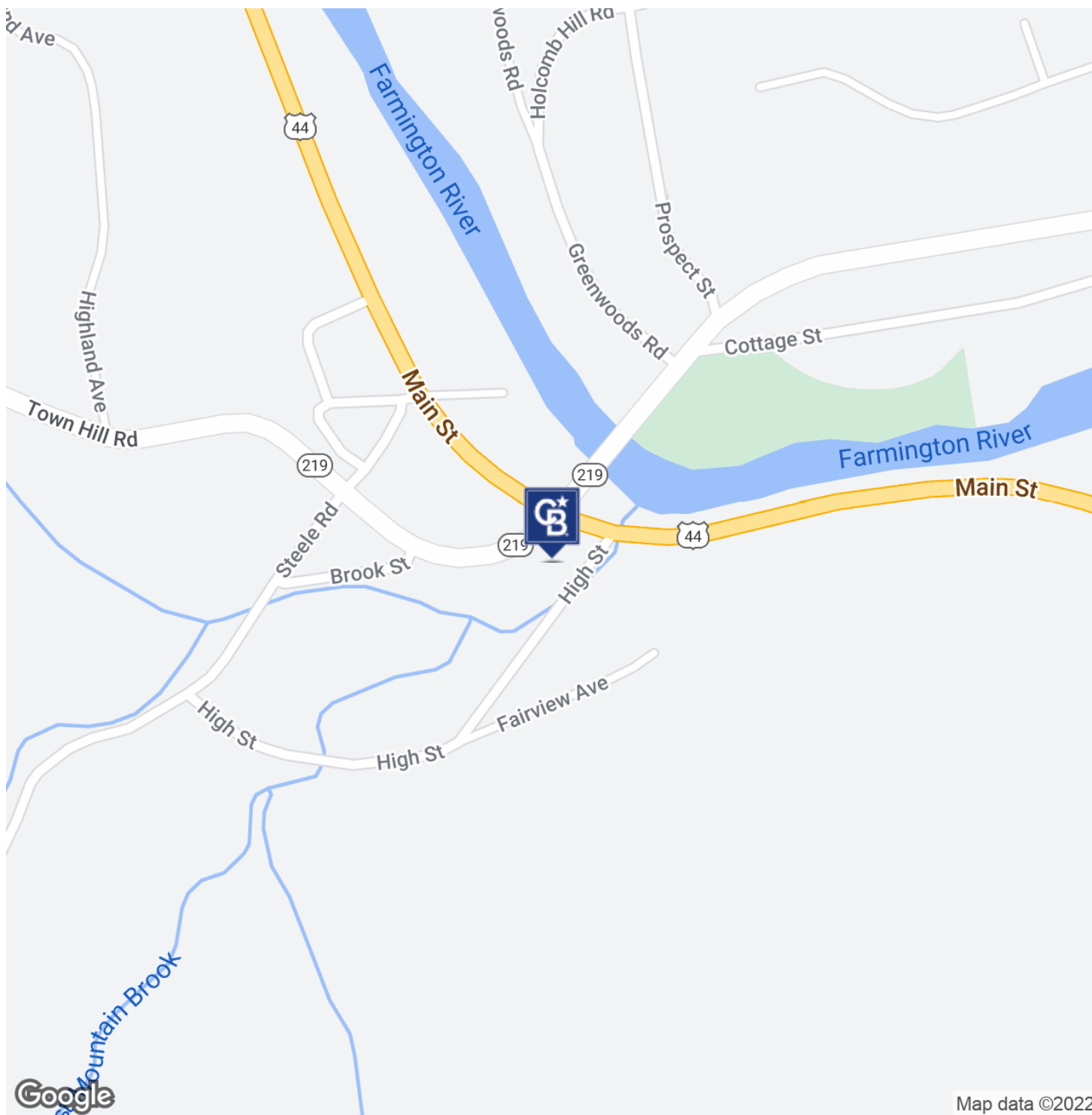


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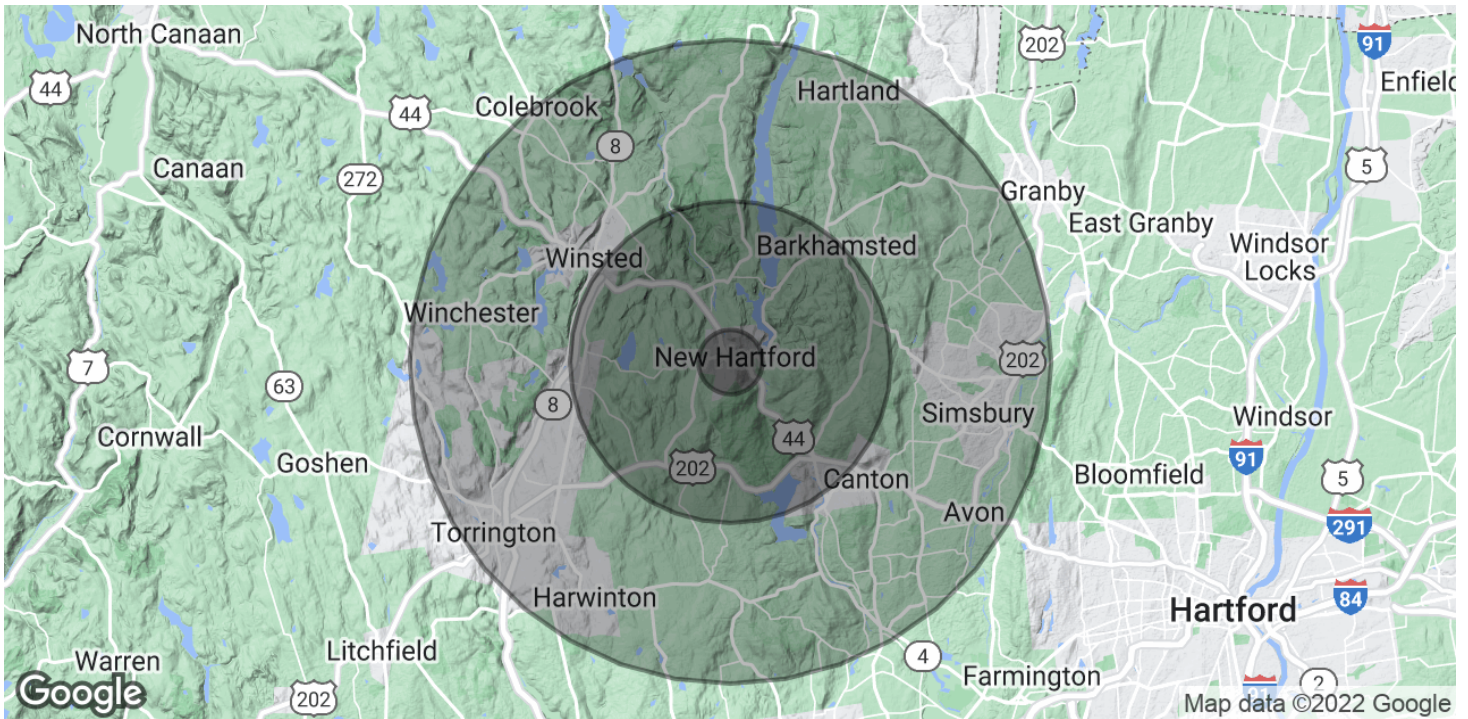
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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,961	61,749	439,396
Average Age	41.7	44.5	38.6
Average Age (Male)	40.4	43.1	37.2
Average Age (Female)	42.7	45.5	39.8

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	677	24,560	174,505
# of Persons per HH	2.9	2.5	2.5
Average HH Income	\$161,336	\$104,483	\$75,573
Average House Value		\$335,099	\$279,500

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