



478 EAST MAIN STREET

Torrington, CT 06790

GAS, RETAIL, OFFICE, MEDICAL DEVELOPMENT PIECE

ASKING PRICE

\$1,325,000

FEATURES

- Redevelopment Site
- Four Parcels
- 17,000 VPD
- Frontage on Route 202



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OFFICE

Mario Longobucco
860 307 5945
mario.longobucco@cbcncrt.com

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REALTY
7 Kenosia Ave Ste 3, Danbury, CT 06810
203.744.7025

FOR SALE

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478 EAST MAIN STREET

Torrington, CT 06790

SALE



OFFERING SUMMARY

Sale Price: \$1,325,000

Lot Size: 1.39 Acres

Zoning: LB

Traffic Count: 17,000

Price / SF: \$21.88

PROPERTY OVERVIEW

Coldwell Banker Commercial Realty presents for sale 478 East Main Street, located in Torrington, Connecticut. This 1.39-acre development site is comprised of four parcels with frontage on East Main Street (Route 202) and Hillside Avenue. Suitable for a service station, fast food, multi-tenant, or medical. Located right off Exit 44 of Route 8 North and close to the entrance ramp for Route 8 South.

PROPERTY HIGHLIGHTS

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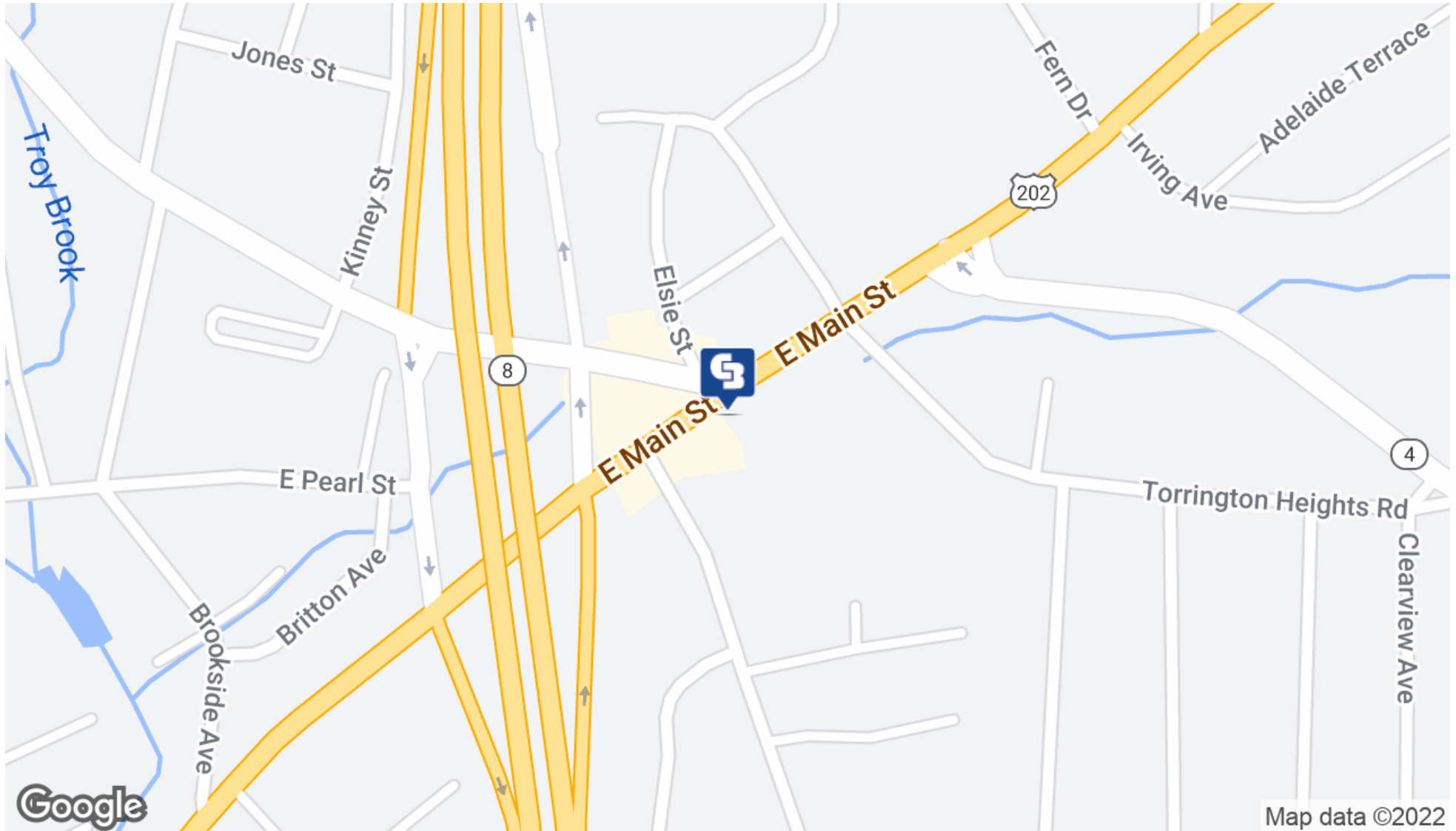
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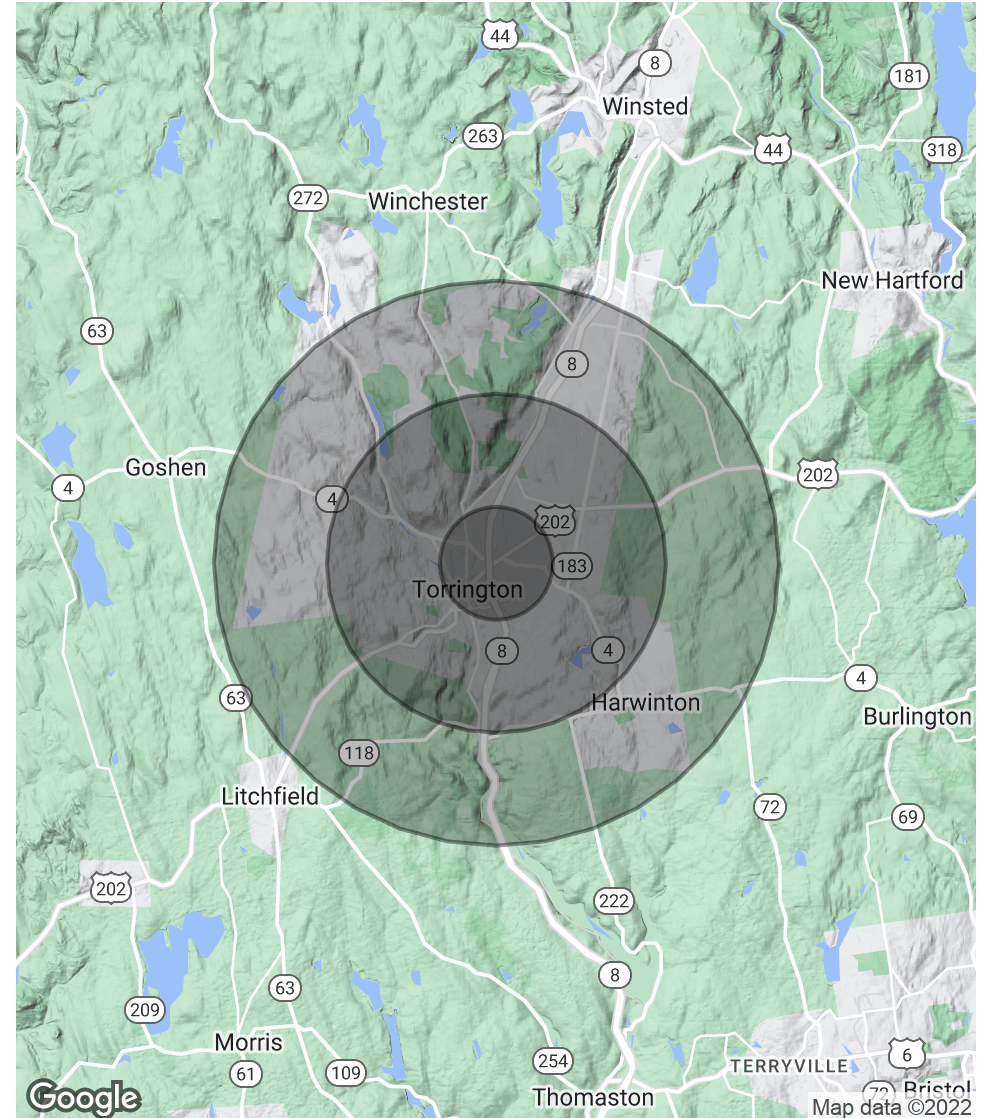


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,961	37,209	52,590
Average age	41.2	41.6	41.9
Average age (Male)	37.7	38.7	39.4
Average age (Female)	43.8	43.8	43.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,987	16,075	22,320
# of persons per HH	2.2	2.3	2.4
Average HH income	\$51,876	\$59,517	\$64,605
Average house value	\$227,587	\$224,931	\$243,414



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