

# SALE

## NEW HARTFORD CT SHOPPING CENTER

Route 44 (Main Street) New Hartford, CT 06057



### PROPERTY DESCRIPTION

Highly successful, long-standing grocery store and property for sale in New Hartford, CT. At 28,000 plus square feet the store was recently remodeled and is New Hartford's neighborhood store selling groceries, baked goods, frozen foods, meats, deli items, and health and beauty products. The grocery store must be sold as a package. Land and business will not be separated. Inventory is not included and will be traded on a dollar-for-dollar basis.

The property has a healthy roster of tenants led by a freestanding Northwest Community Savings Bank building on an outparcel. Inline tenants include longtime New Hartford businesses Marandino Spirit Shop and New Hartford Diner. The center also features an Asian restaurant, a dance studio, and a smoke shop.

New Hartford is known as a Town for All Seasons. The Farmington River boasts a tubing ride across the street from the property as well as some of the best trout fishing in the State. Ski Sundown draws from all corners all winter long. Falls are for leaf peepers and antique hunters and summers are spent on one of the cleanest bodies of water, the spring fed West Hill Pond as well as numerous summer camps in the area. Lastly, 291 homes seeking approvals to be built on land that surround the property!

### OFFERING SUMMARY

Sale Price:	\$3,899,000
Number of Units:	10
Lot Size:	5.7 Acres
Building Size:	42,516 SF
NOI:	\$234,135.00
Zoning:	C

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,965	9,751	60,717
Total Population	6,930	23,645	138,865
Average HH Income	\$123,523	\$141,843	\$122,763

**Mario Longobucco**  
860 307 5945



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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# SALE

## NEW HARTFORD CT SHOPPING CENTER

Route 44 (Main Street) New Hartford, CT 06057



**Mario Longobucco**  
860 307 5945



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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# SALE

## NEW HARTFORD CT SHOPPING CENTER

Route 44 (Main Street) New Hartford, CT 06057

### INCOME SUMMARY

### GROCERY ANCHORED PROPERTY AND BUSINESS FOR SALE

Restaurant	\$16,800
Dance Studio	\$24,000
Diner	\$39,600
Smoke Shop	\$13,200
Liquor Store	\$38,400
Supermarket	\$108,000
Bank	\$85,680
VACANT (Pro-Forma)	\$18,000

### GROSS INCOME

**\$343,680**

### EXPENSES SUMMARY

### GROCERY ANCHORED PROPERTY AND BUSINESS FOR SALE

RE Taxes	\$53,963
Insurance	\$30,406
Cleaning and Maintenance	\$14,174
Utilities	\$1,607
Security	\$2,500
Legal and Professional Fees	\$6,895

### OPERATING EXPENSES

**\$109,545**

### NET OPERATING INCOME

**\$234,135**

\* SALE PRICE OF \$3,899,000 INCLUDES BUSINESS AND PROPERTY, INVENTORY TO BE TRADED ON A DOLLAR FOR DOLLAR BASES

\* CAP RATE IS BASED ON PROPERTY ONLY

**Mario Longobucco**  
860 307 5945



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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# SALE

## NEW HARTFORD CT SHOPPING CENTER

Route 44 (Main Street) New Hartford, CT 06057



**Mario Longobucco**  
860 307 5945



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

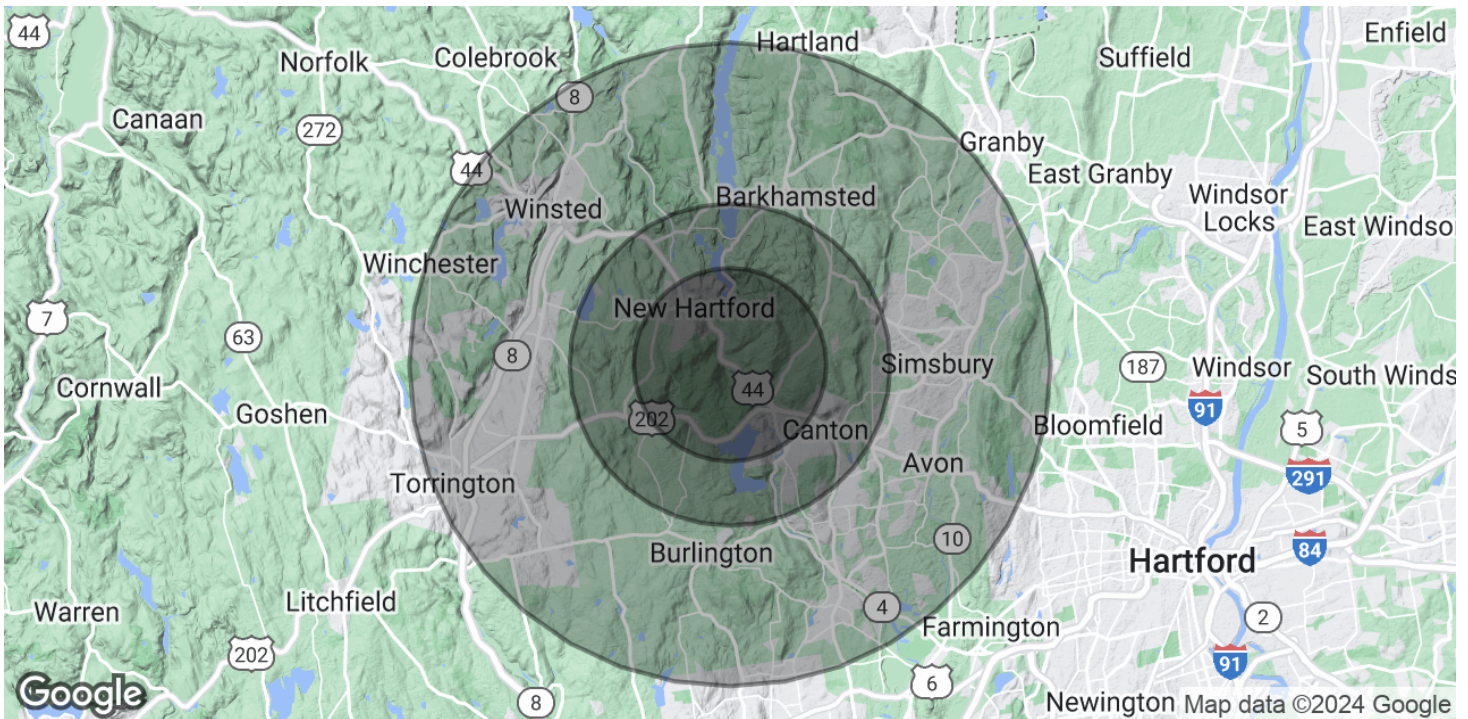
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# SALE

## NEW HARTFORD CT SHOPPING CENTER

Route 44 (Main Street) New Hartford, CT 06057



### POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	6,930	23,645	138,865
Average Age	45.2	45.6	46.1
Average Age (Male)	46.7	45.1	44.7
Average Age (Female)	44.8	46.7	47

### HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	2,965	9,751	60,717
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$123,523	\$141,843	\$122,763
Average House Value	\$279,824	\$338,022	\$295,337

\* Demographic data derived from 2020 ACS - US Census

**Mario Longobucco**  
860 307 5945



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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.