

# LEASE

**102 BROOK STREET**  
102 Brook Street Torrington, CT 06790



## PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for Lease 102 Brook Street, located in Torrington, Connecticut. This well-maintained building offers 3,907 SF of office space across two stories. Features include wood floors, high ceilings, and plenty of natural light. A private parking lot services the building, which is located on a quiet street convenient to downtown businesses and Route 8.

## PROPERTY HIGHLIGHTS

- Two-Story Office Building
- Wood Floors & High Ceilings
- Great Natural Light
- Private Parking Lot
- Close to Downtown & Route 8

## OFFERING SUMMARY

Lease Rate:	\$3,250.00 per month (MG)
Available SF:	3,907 SF
Building Size:	3,907 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	524	1,970	6,172
Total Population	1,034	3,599	11,732
Average HH Income	\$47,899	\$46,408	\$53,104

**Mario Longobucco**  
860 307 5945



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

# LEASE

**102 BROOK STREET**  
102 Brook Street Torrington, CT 06790



---

**Mario Longobucco**  
860 307 5945



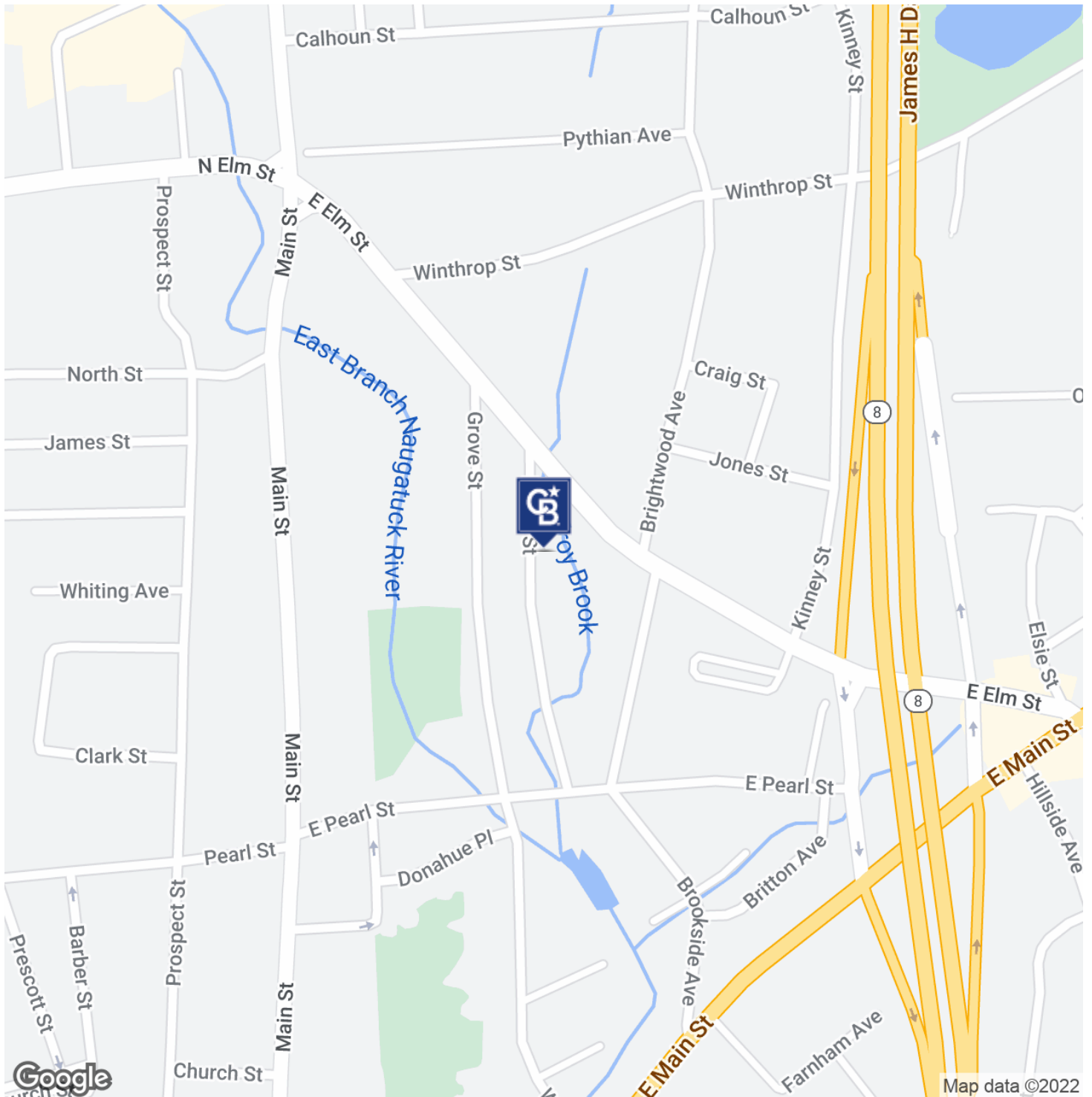
**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**



# LEASE

## 102 BROOK STREET

102 Brook Street Torrington, CT 06790



**Mario Longobucco**  
860 307 5945

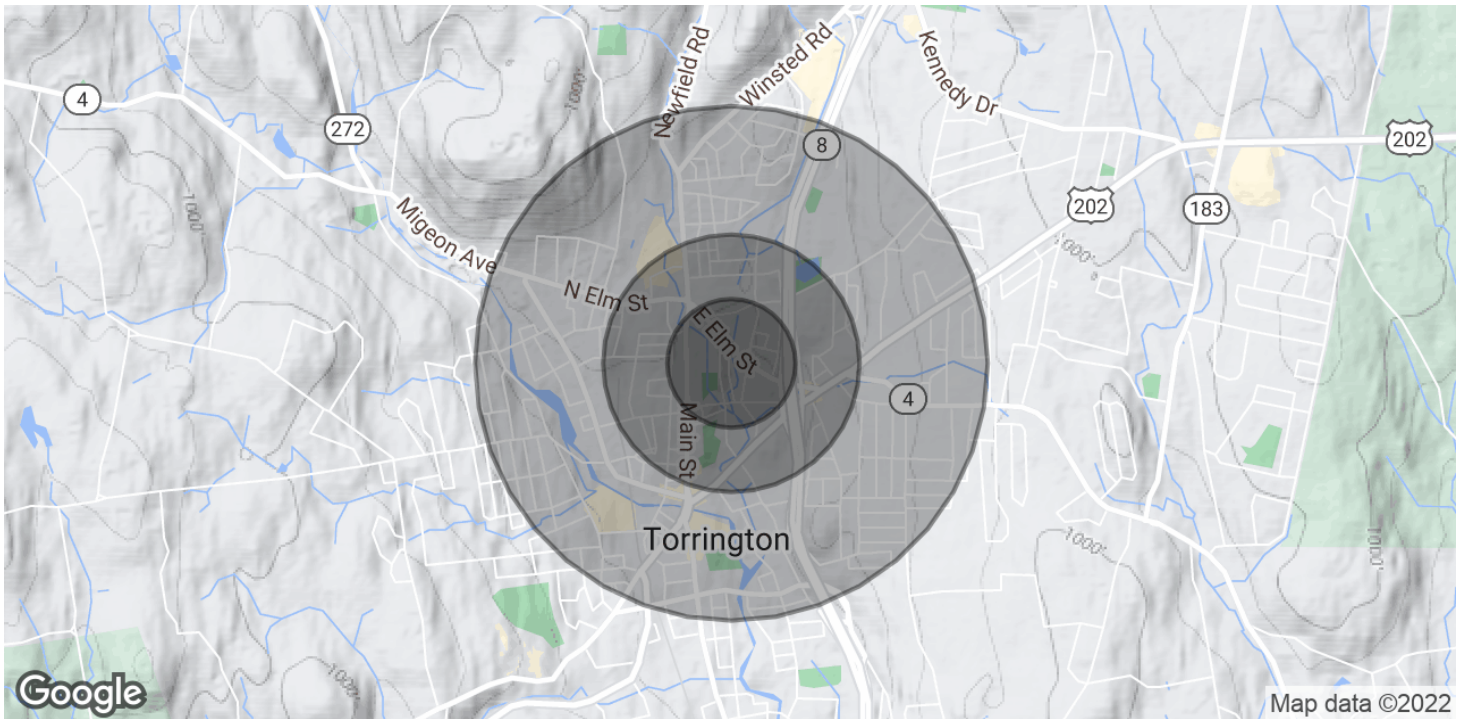


**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**

# LEASE

## 102 BROOK STREET

102 Brook Street Torrington, CT 06790



### POPULATION

#### 0.25 MILES

#### 0.5 MILES

#### 1 MILE

Total Population	1,034	3,599	11,732
Average Age	47.7	44.2	42.5
Average Age (Male)	47.8	44.4	41.8
Average Age (Female)	41.9	41.8	42.4

### HOUSEHOLDS & INCOME

#### 0.25 MILES

#### 0.5 MILES

#### 1 MILE

Total Households	524	1,970	6,172
# of Persons per HH	2.0	1.8	1.9
Average HH Income	\$47,899	\$46,408	\$53,104
Average House Value	\$126,378	\$126,206	\$124,892

\* Demographic data derived from 2020 ACS - US Census

**Mario Longobucco**  
860 307 5945



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