

LEASE

CROSSROADS PROFESSIONAL CENTER

16 Bird Street Torrington, CT 06790



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for lease 16 Bird Street, located in Torrington, Connecticut. This 2,600 SF Office Suite is located on the second floor of a highly visible building located at the corner of East Main Street and Bird Street. The building offers high traffic counts, prominent signage, ample parking, and convenient access to Routes 8. The available unit features private offices, a conference room, a kitchenette, and restrooms.

PROPERTY HIGHLIGHTS

- Corner of East Main Street and Bird Street
- High Traffic Counts
- Excellent Signage
- Second Floor Unit
- Private Conference Room, Kitchenette, and Restrooms
- Easy Access to Routes 8, 4, and 202

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	2,600 SF
Lot Size:	0.47 Acres
Building Size:	6,710 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,008	16,128	22,368
Total Population	10,976	37,355	52,715
Average HH Income	\$52,345	\$59,701	\$64,676

Mario Longobucco

860 307 5945

mario.longobucco@cbcrrt.com



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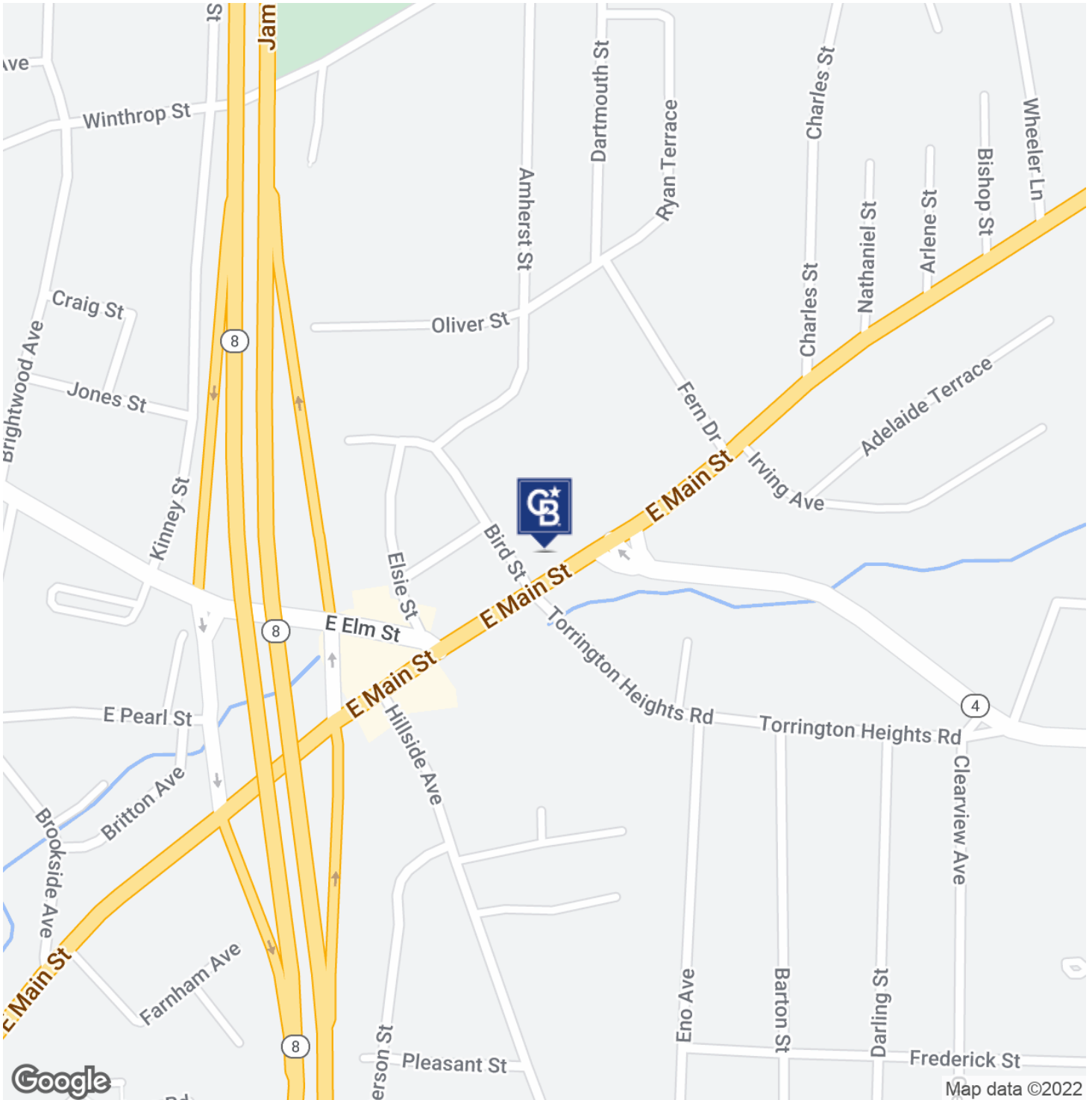


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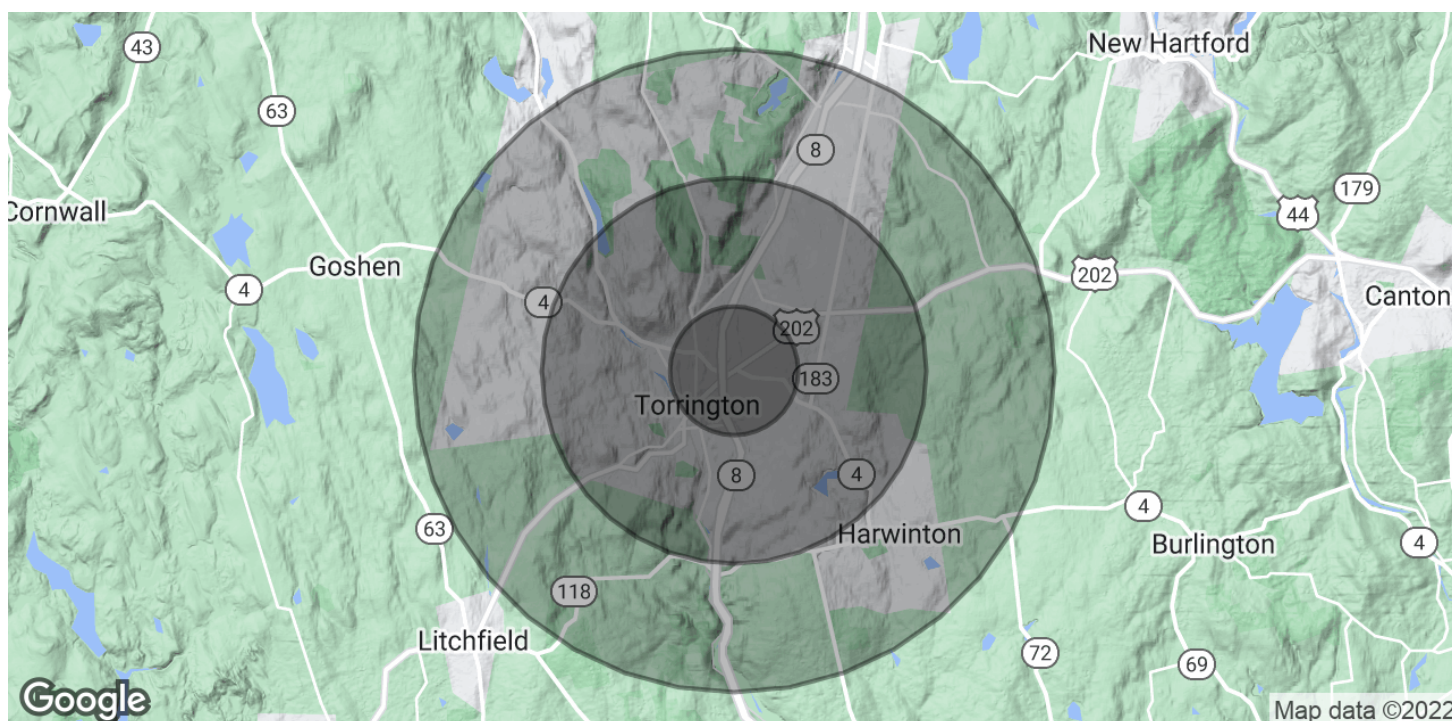


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,976	37,355	52,715
Average Age	41.8	41.6	41.9
Average Age (Male)	38.3	38.7	39.4
Average Age (Female)	44.4	43.8	43.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,008	16,128	22,368
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$52,345	\$59,701	\$64,676
Average House Value	\$227,063	\$225,098	\$242,349

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