

Quick Service Rest., with Drive-Thru

Winchester/Winsted, CT 06098

781.551.8888



AVAILABLE for LEASE
\$TBD - NNN

±1,954 SF - Fast Food Restaurant

127 Main Street, Winsted, CT is a free standing QSR restaurant with a Drive Thru located on Busy Route 44, close to Route 8, in downtown Winsted, CT within walking distance of Northwestern Connecticut Community College, Hartford Healthcare, Winsted Town Hall, Police Department diagonally across from Northwest Community Bank. Neighbors include CVS, McDonald's, Dairy Queen, Dunkin Donuts, American Tort Law Museum as well as many other businesses.

For more information or to schedule a tour, please contact:

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Atlantic Commercial
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Demographic Summary Report

127 Main St Winchester						
127 Main St, Winsted, CT 06098						
Building Type: General Retail		Total Available: 1,954 SF				
Secondary: Restaurant		% Leased: 0%				
GLA: 1,954 SF		Rent/SF/Yr: Negotiable				
Year Built: 1988						
Radius		1 Mile		3 Mile		5 Mile
Population						
2026 Projection		6,154		10,739		19,254
2021 Estimate		6,225		10,859		19,388
2010 Census		6,565		11,434		20,010
Growth 2021 - 2026		-1.14%		-1.11%		-0.69%
Growth 2010 - 2021		-5.18%		-5.03%		-3.11%
2021 Population by Hispanic Origin		649		867		1,194
2021 Population		6,225		10,859		19,388
White		5,624 90.35%		10,038 92.44%		18,052 93.11%
Black		310 4.98%		398 3.67%		563 2.90%
Am. Indian & Alaskan		37 0.59%		47 0.43%		57 0.29%
Asian		105 1.69%		157 1.45%		380 1.96%
Hawaiian & Pacific Island		3 0.05%		4 0.04%		8 0.04%
Other		147 2.36%		216 1.99%		328 1.69%
U.S. Armed Forces		0		0		7
Households						
2026 Projection		2,699		4,558		7,853
2021 Estimate		2,732		4,611		7,905
2010 Census		2,885		4,852		8,125
Growth 2021 - 2026		-1.21%		-1.15%		-0.66%
Growth 2010 - 2021		-5.30%		-4.97%		-2.71%
Owner Occupied		1,457 53.33%		2,938 63.72%		5,904 74.69%
Renter Occupied		1,275 46.67%		1,673 36.28%		2,001 25.31%
2021 Households by HH Income		2,733		4,609		7,903
Income: <\$25,000		604 22.10%		857 18.59%		1,142 14.45%
Income: \$25,000 - \$50,000		555 20.31%		848 18.40%		1,329 16.82%
Income: \$50,000 - \$75,000		436 15.95%		715 15.51%		1,244 15.74%
Income: \$75,000 - \$100,000		375 13.72%		666 14.45%		1,085 13.73%
Income: \$100,000 - \$125,000		243 8.89%		491 10.65%		949 12.01%
Income: \$125,000 - \$150,000		176 6.44%		294 6.38%		576 7.29%
Income: \$150,000 - \$200,000		273 9.99%		553 12.00%		1,049 13.27%
Income: \$200,000+		71 2.60%		185 4.01%		529 6.69%
2021 Avg Household Income		\$76,672		\$85,664		\$97,515
2021 Med Household Income		\$59,650		\$70,330		\$80,449



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Property Info:

Size:	1954 +/- SF
Lot Size:	.40 Acres
Roof:	Rubber membrane
HVAC:	Roof Top
Drive Thru:	yes - 2 windows
Refrigeration:	1
Freezer:	1
Hoods:	2
Gas:	Yes
Water:	City
Sewer:	City
Bathrooms:	2 ADA
Power:	600 AMPS
Floor drains:	Present
Grease Trap:	1,000 Gallons
Signage:	Building and Pylon
Sidewalk:	Present
Parking:	On-Site



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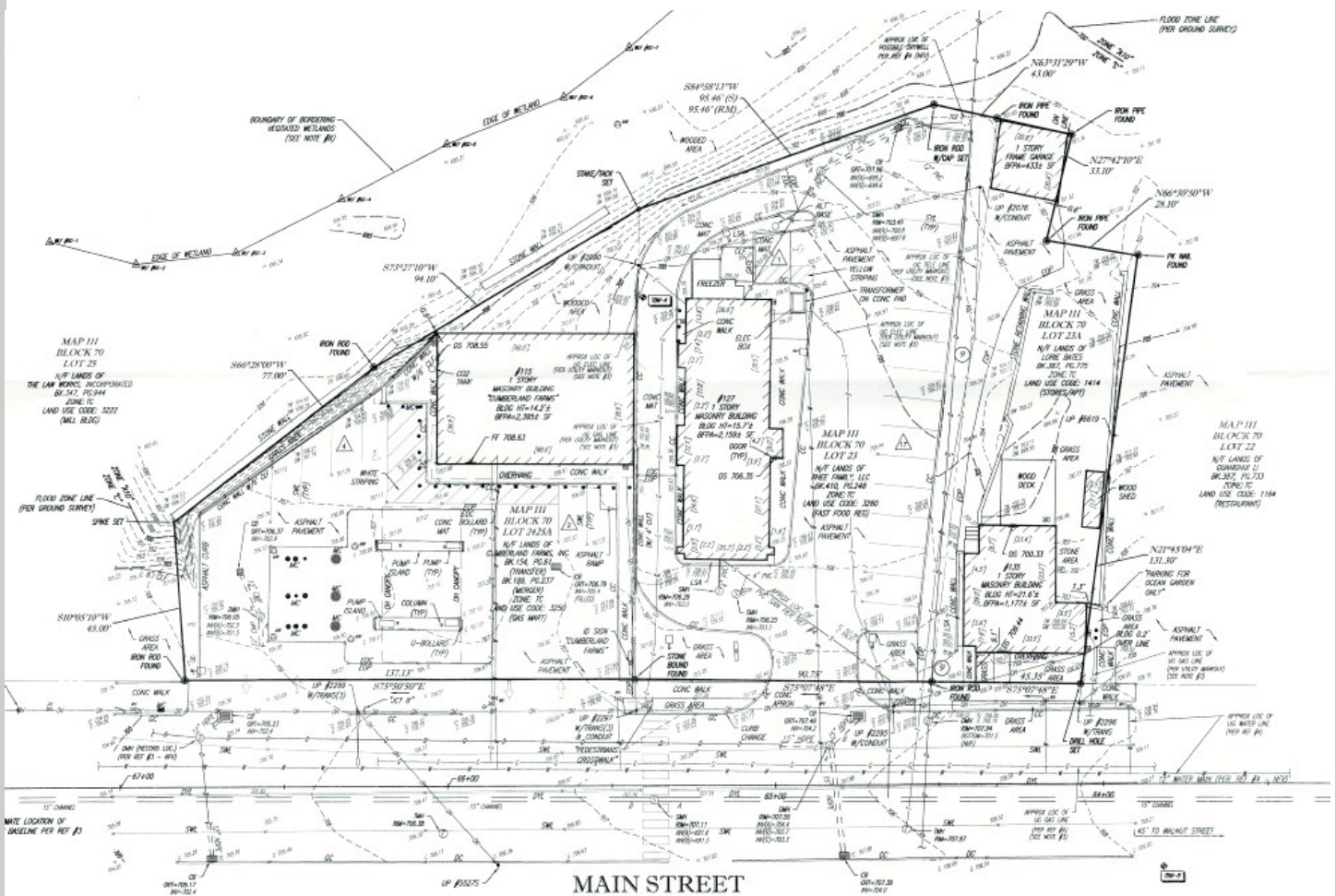
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Existing Conditions Plan



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