

# 600 MAIN STREET, WILLIMANTIC, CT

## Potential Retail / Brewery Site



**FOR SALE:**  
**\$850,000**  
**FOR LEASE:**  
**\$150,000/Yr NNN**

- ⇒ Near Eastern CT State Univ  
7,000 Students
- ⇒ 11,000+/- SF
- ⇒ Acres: 1.03
- ⇒ Heating: Oil / Warm Air
- ⇒ Central AC
- ⇒ Public Water & Sewer
- ⇒ Frontage: 377 Ft.
- ⇒ Ample Parking
- ⇒ Spacious kitchen area
- ⇒ All utilities
- ⇒ Multiple Retail entertainment areas
- ⇒ Loading dock & tailgate delivery
- ⇒ Zone: B-1
- ⇒ Traffic Count: 13,400



# LYMAN

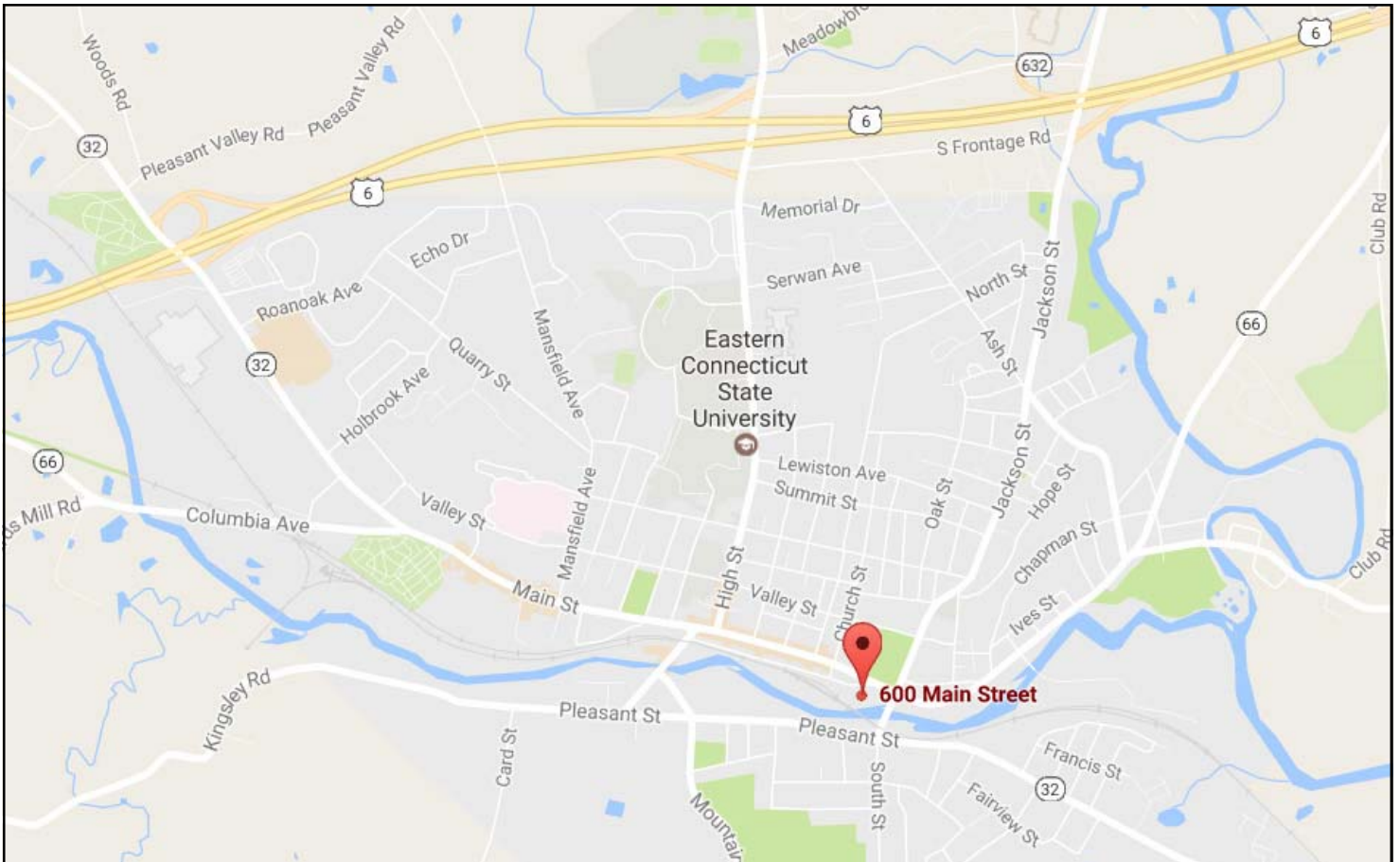
REAL ESTATE BROKERAGE & DEVELOPMENT  
[www.LymanRE.com](http://www.LymanRE.com)

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- ⇒ Close proximity to Eastern CT State University Campus
- ⇒ Open Porch with seating: 352 SF
- ⇒ Second Floor: 1,241 SF
- ⇒ Basement: 2,460 SF
- ⇒ Next to the "Frog Bridge," the main entrance to Downtown Willimantic
- ⇒ On Busy Route 66
- ⇒ Easy access to Route 6



<b>Demographics</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	12,058	27,814	36,843
Total Households	4,135	9,824	13,315
Average Household Income	\$55,567	\$59,139	\$68,311

All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.

# FLOOR PLANS

