

GOODFELLOW | REAL ESTATE

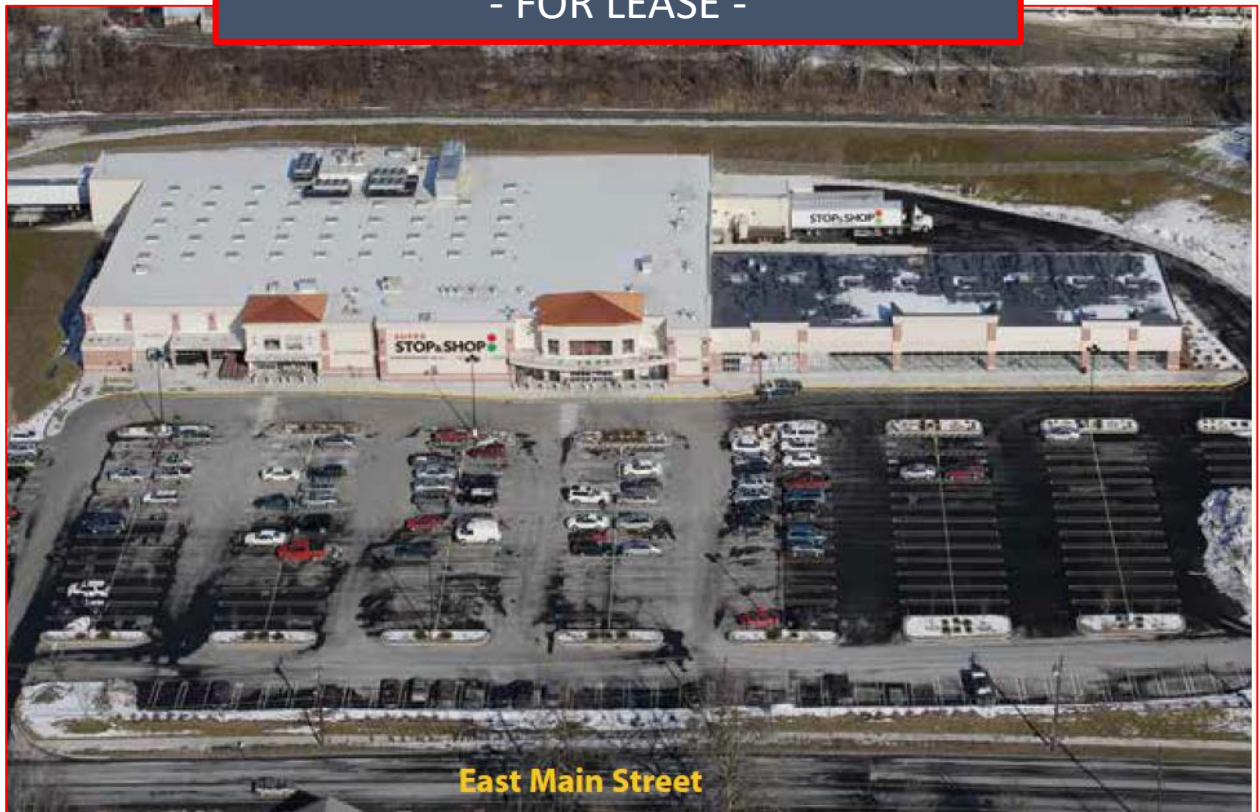
Since 1934

**RETAIL SPACE**

**STOP & SHOP ANCHORED SHOPPING CENTER**

11 East Main Street – Canaan, CT

- FOR LEASE -



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# RETAIL SPACE FOR LEASE

11 East Main Street – Canaan, CT 06018

## PROPERTY INFORMATION / Executive Summary



### OFFERING SUMMARY

**Available:** 1,800 SF

**Asking:** \$14 NNN

**GLA:** 71,000 SF

**Year Built:** 2007

**Traffic Count:** 14,500 VPD

**Zoned:** Commercial

**Ceiling Height:** 12'

**Ideal For:** Nail Salon  
Cell Phone Retailer  
Hair Salon  
Tax Business

**Pylon Rights:** Available

**Parking:** 300 Spaces

### PROPERTY OVERVIEW

71,000 SF neighborhood shopping center anchored by Super Stop & Shop and Family Dollar. 1,800 SF available for lease.

#### Specs:

ADA Bathroom: 1  
In line space.  
Excellent exposure.  
Natural Gas.  
Public water & sewer.  
Individual HVAC unit.

#### Co-Tenants:

Family Dollar  
Stateline Wine & Spirits  
Apothecary

### LOCATION OVERVIEW

Located at the intersection of Main Street (Route 44) and Railroad Street (Route 7) in affluent Litchfield County.

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PROPERTY INFORMATION / Additional Photos



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PROPERTY INFORMATION / Aerial View



## Demographics

	5-mile	10-mile	20-mile
Trade Area Population	4,986	20,264	130,483
Average HH Income	\$93,459	\$85,859	\$77,926