

LEASE

110 COURT STREET

110 Court Street Cromwell, CT 06416



PROPERTY DESCRIPTION

Location Location !!! Two units available. 1,600 square feet with a ground entry level and an abundance of natural light. This space combines an open plan with and private offices, conference rooms and a kitchenette. \$2,000 per month gross, Tenant pays utilities. Second unit is 400 square feet for \$1,250 per month, gross plus utilities. High demographics for your Signage and exposure. Plenty of parking in the front and back of the building. Lobby area or entrance, restrooms, Move in condition. Call for appointment.

PROPERTY HIGHLIGHTS

- Multiple Suites Available
- Ample Parking
- Excellent Signage

OFFERING SUMMARY

Lease Rate:	\$16.00 - 1,250.00 SF/yr (MG)
Available SF:	400 - 4,050 SF
Lot Size:	0.74 Acres
Building Size:	10,302 SF
Zoning:	LB

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	1,884	7,022	14,388
Total Population	4,468	15,399	31,131
Average HH Income	\$101.822	\$103.879	\$101.519

Mario Longobucco
Commercial Associate
860 307 5945

Don Sagarino
860 836 8711

James McCall
Commercial Associate
203 376 9650

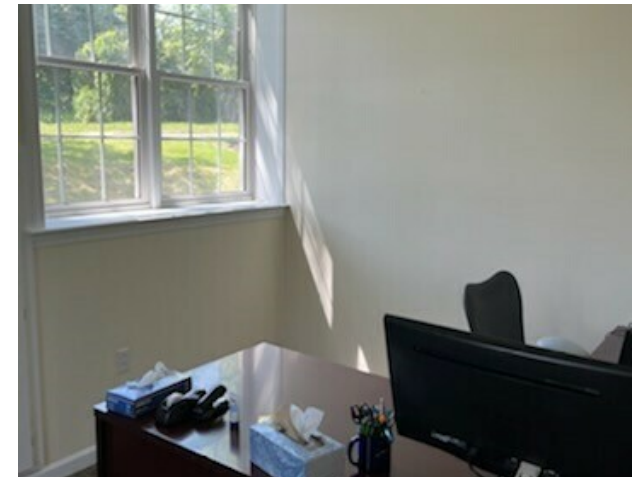
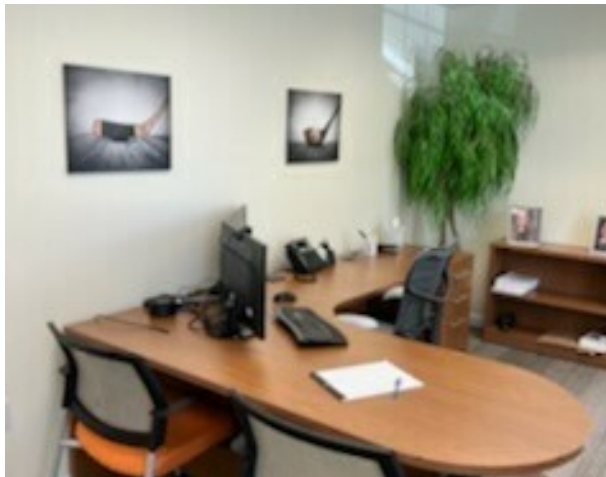


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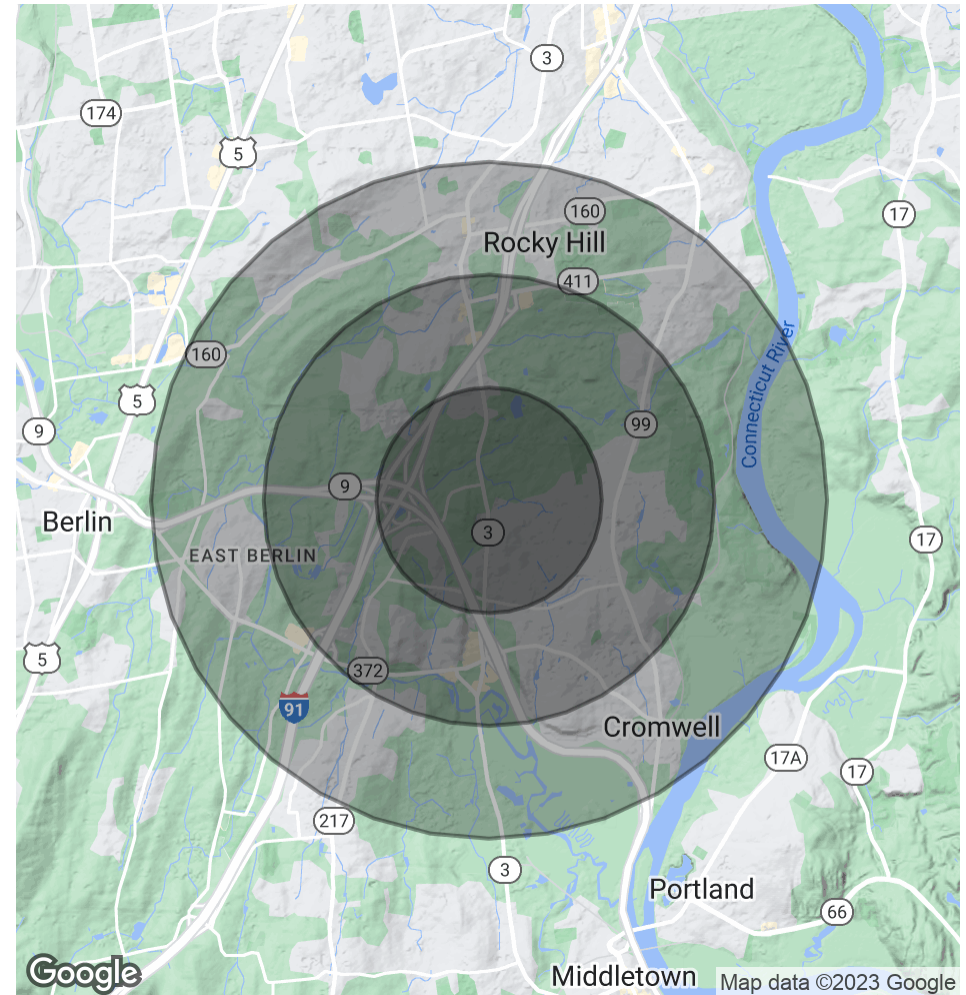
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,468	15,399	31,131
Average Age	37.4	41.9	43.5
Average Age (Male)	37.1	40.3	41.8
Average Age (Female)	37.6	42.6	45.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,884	7,022	14,388
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$101,822	\$103,879	\$101,519
Average House Value	\$481,740	\$387,251	\$362,057

* Demographic data derived from 2020 ACS - US Census



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