56 Middlesex Avenue | Chester 06412

Colliers International is pleased to present 56 Middlesex Avenue, a 6,300+/- SF store with ample parking near downtown Chester, CT. This completely renovated commercial store is only 1 minute form the CBD of Chester, Connecticut. Strong HH income, low taxes, corner visibility, convenient parking, and recent completed renovations make this the location ideal for a user-owner of retail or office. Current Tenant will stay in portion of the space to provide income.

- 6,300+/- SF Retail building for sale or lease
- 18 Parking Spaces
- Renovated in 2012
- Highly visible
- Geothermal HVAC
- Solar hot water heater

**LEASE RATE**
$10.00/SF NNN

**SALE PRICE**
$590,000

Contact:
PHILIP GAGNON, SIOR
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Colliers International
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DEMOGRAPHICS

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<thead>
<tr>
<th></th>
<th>1 Miles</th>
<th>3 Miles</th>
<th>5 M</th>
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<tbody>
<tr>
<td>Population</td>
<td>2,259</td>
<td>6,812</td>
<td>$72,655</td>
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<tr>
<td>Households</td>
<td>959</td>
<td>2,889</td>
<td>$79,000</td>
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<tr>
<td>Average Household Income</td>
<td>June 1, 2018</td>
<td>7,561</td>
<td>$85,794</td>
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