

53 NATHANS LANE, MADISON, CT

Owner Retiring — Former Auto Air Shop

FOR LEASE
\$5,500/Mo.

- ◆ Auto Repair Shop
- ◆ Heating oil not Included
- ◆ 3,216 SF
- ◆ 7 Bays (Interior)
- ◆ 5 Lifts (Included)
- ◆ Air compressor system included
- ◆ Former business in operation at this location for over 30 years
- ◆ Best known for radiator and other vehicle services
- ◆ Tools and other machinery negotiable
- ◆ Possible to Sub-divide
- ◆ Ample Parking
- ◆ Zone: Commercial

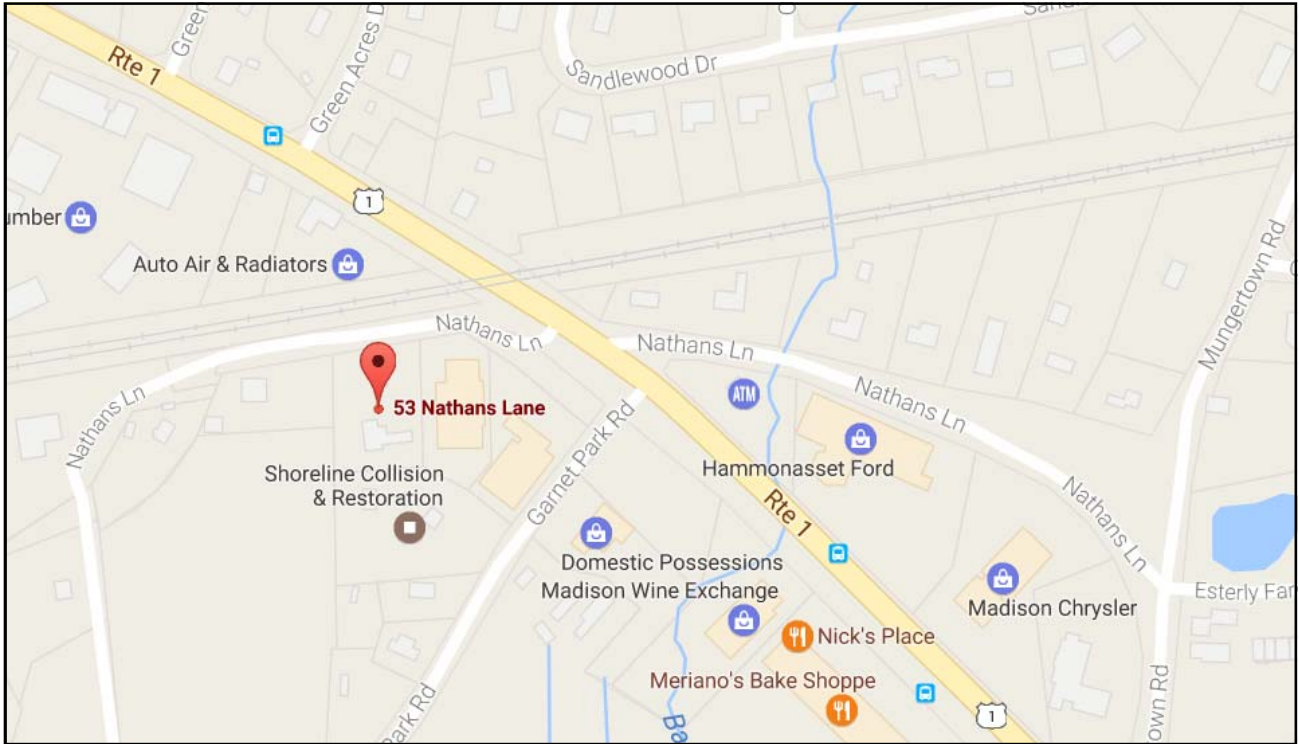


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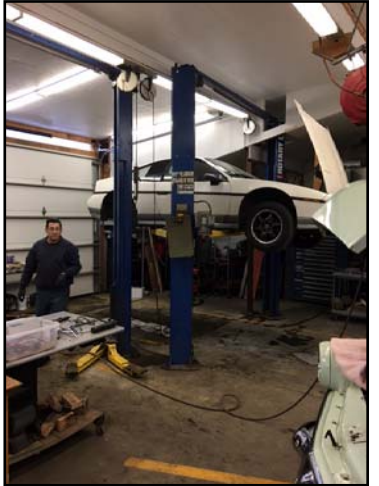
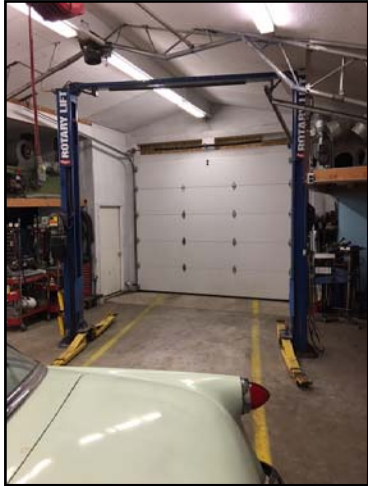
REAL ESTATE BROKERAGE & DEVELOPMENT
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Demographics	1 MILE	3 MILES	5 MILES
Total Population	2,740	15,437	34,818
Total Households	1,053	6,406	13,601
Average Household Income	\$122,866	\$133,409	\$142,527



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.