

SALE / LEASE

MAIN STREET

327 Main Street Cromwell, CT 06416



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for sale or lease 327 Main Street, located in Cromwell, Connecticut. The 4,000 SF former bank is located on a .41-acre lot in downtown Cromwell. Well-maintained property in the heart of it all. Excellent location for medical, legal, or general office space. Convenient to highways. On-site parking for 18 cars, central air, alarm system, and generator.

PROPERTY HIGHLIGHTS

- Excellent Corner Lot with Great Visibility
- Free-Standing Brick Building
- Private 18-Car Parking Lot
- Signalized Intersection
- Main Street Historic District
- Corner Lot with Excellent Visibility
- Free-Standing Brick Building
- Private 18-Car Parking Lot

OFFERING SUMMARY

Sale Price:	\$499,000
Lease Rate:	\$14.00 SF/yr (MG)
Number of Units:	1
Available SF:	4,000 SF
Lot Size:	0.41 Acres
Building Size:	4,000 SF
Zoning:	DC

SPACES	LEASE RATE	SPACE SIZE
For Lease	\$14.00 SF/yr	4,000 SF

Mario Longobucco
Commercial Associate
860 307 5945

James McCall
Commercial Associate
203 376 9650

Don Sagarino
860 836 8711



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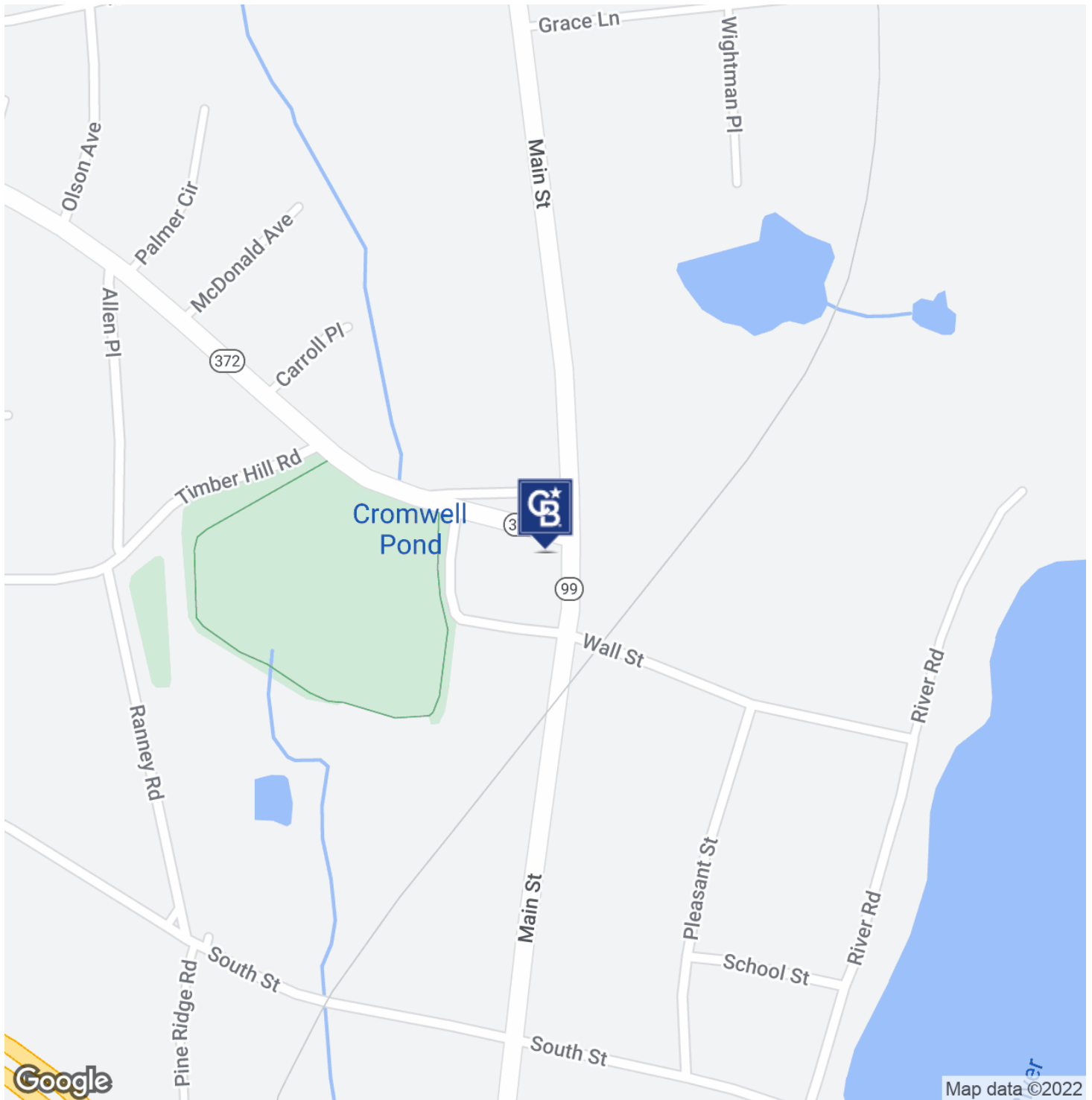


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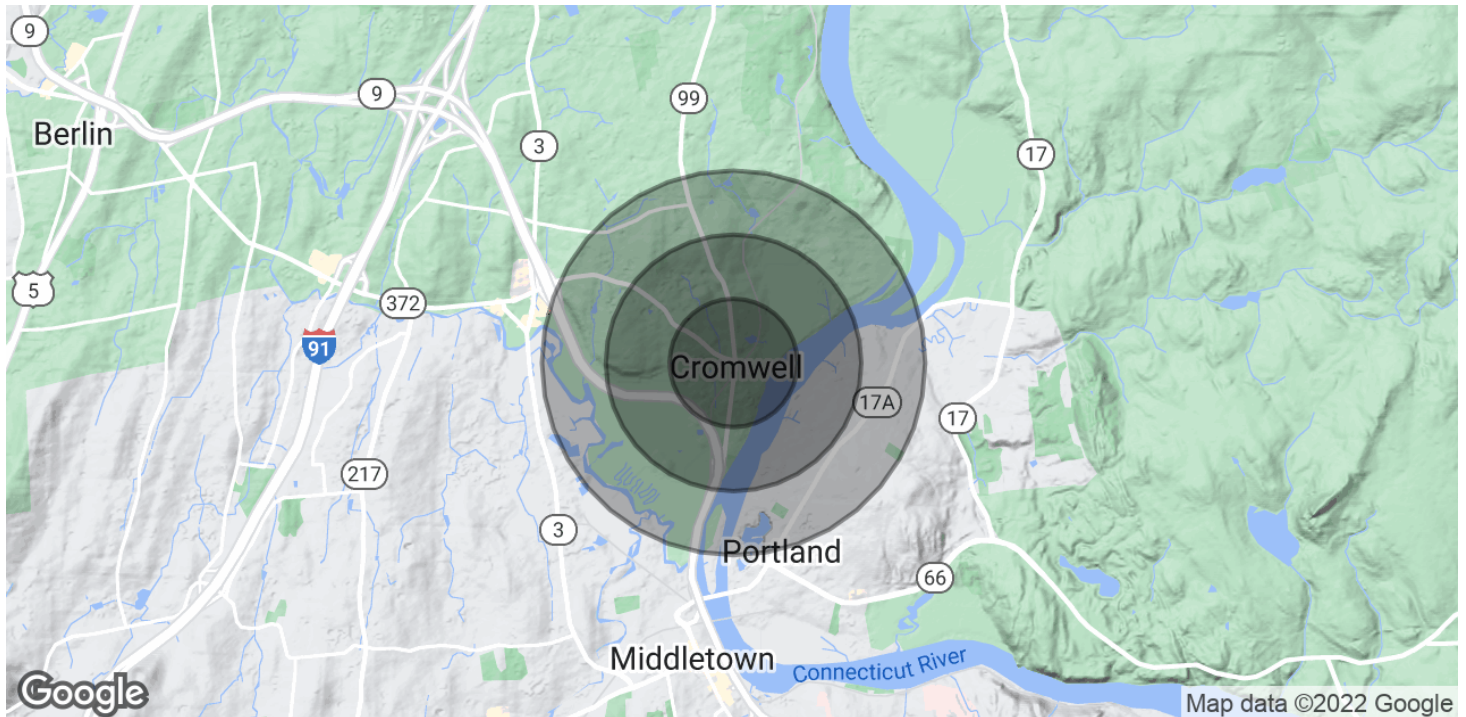


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,003	3,703	7,911
Average Age	32	42.5	46
Average Age (Male)	31.5	41.4	43.5
Average Age (Female)	42.2	49.3	50.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	340	1,488	3,425
# of Persons per HH	3	2.5	2.3
Average HH Income	\$63,865	\$83,139	\$90,543
Average House Value	\$233,161	\$248,121	\$239,772

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