



501-519 Middle Turnpike East

Manchester, Connecticut 06040

Property Features

- 33948 sq ft Living Area
- 40544 sq ft Gross Area
- 1.03 Acres
- SDC Zone
- As-Is



SALE PRICE: **\$219,000**

LOT SIZE: **1.03 Acres**

BUILDING SIZE: **33,948 SF**

For more information:

Carl Berman CCIM, CBI, MiCP

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Demographics	1 Mile	3 Miles	5 Miles
Total Population:	7,367	56,332	111,598
Total Households:	2,987	23,753	46,369

For Sale

Retail



Property Summary

Sale Price:	\$219,000
Lot Size:	1.03 Acres
Building Size:	33,948 SF
Ceiling Height:	12.0 FT
Year Built:	1901
Zoning:	SDC

Property Overview

Former Furniture / Book Store located in Manchester, CT. 3 floors of space with a tower. The property is located on Route 6 & 44.

Location Overview

The property is located in the Eastern area of Manchester on Route 6 & 44. The area is mixed use suburban.

Manchester, Connecticut is a town of just over 55,000 residents making it Connecticut's 15th most populous town. Manchester has many shopping centers with big-box stores, small businesses, and restaurants as well as the Buckland Hills Mall. Located just east of Hartford, Manchester is easily accessible as it is right off of Interstate-84, I-384, and I-291. Routes 6 and 44 run right through the town as well. Public Transportation is offered by the CT Transit, which has six busses that go directly from Manchester into downtown Hartford. Manchester is home to Manchester Community College, which attracts students from all over the state.



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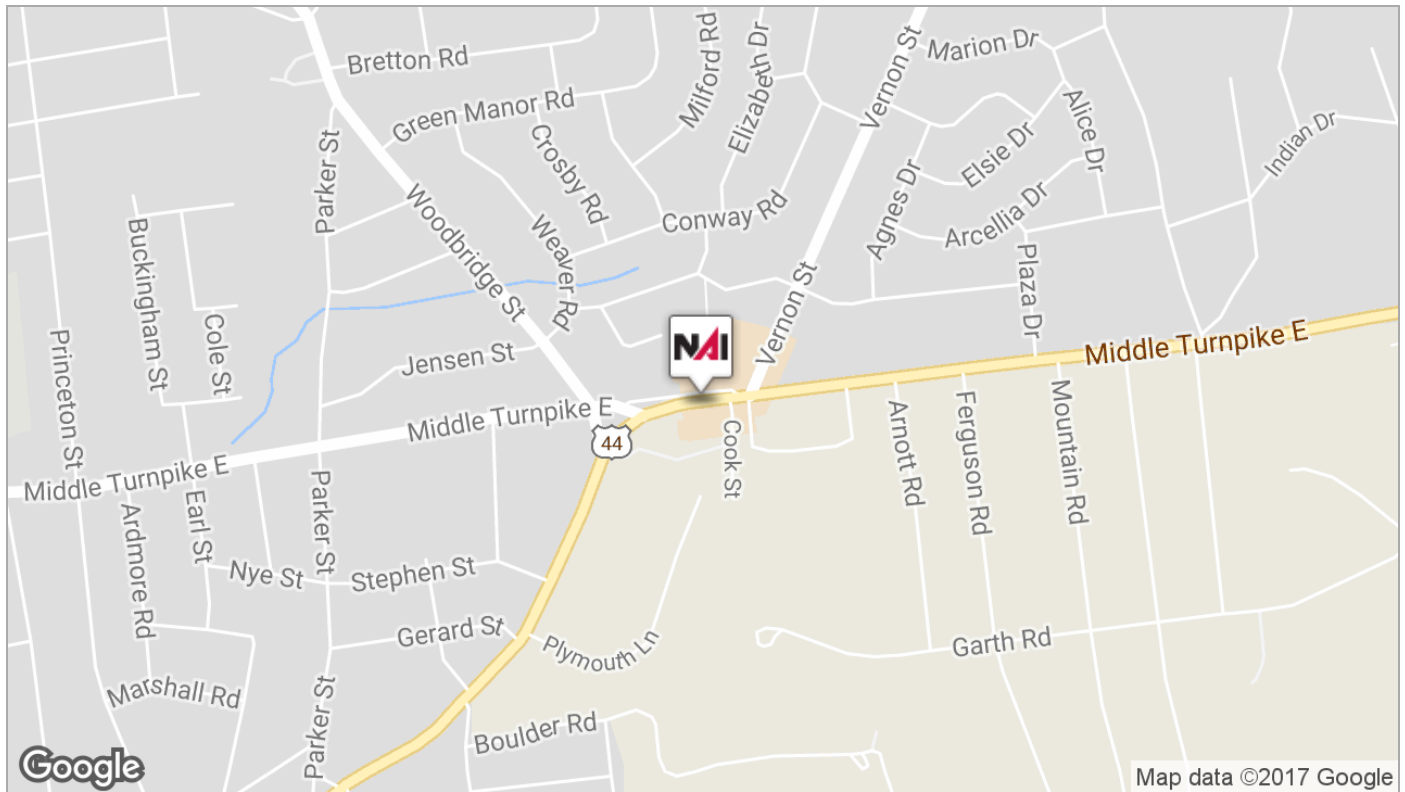
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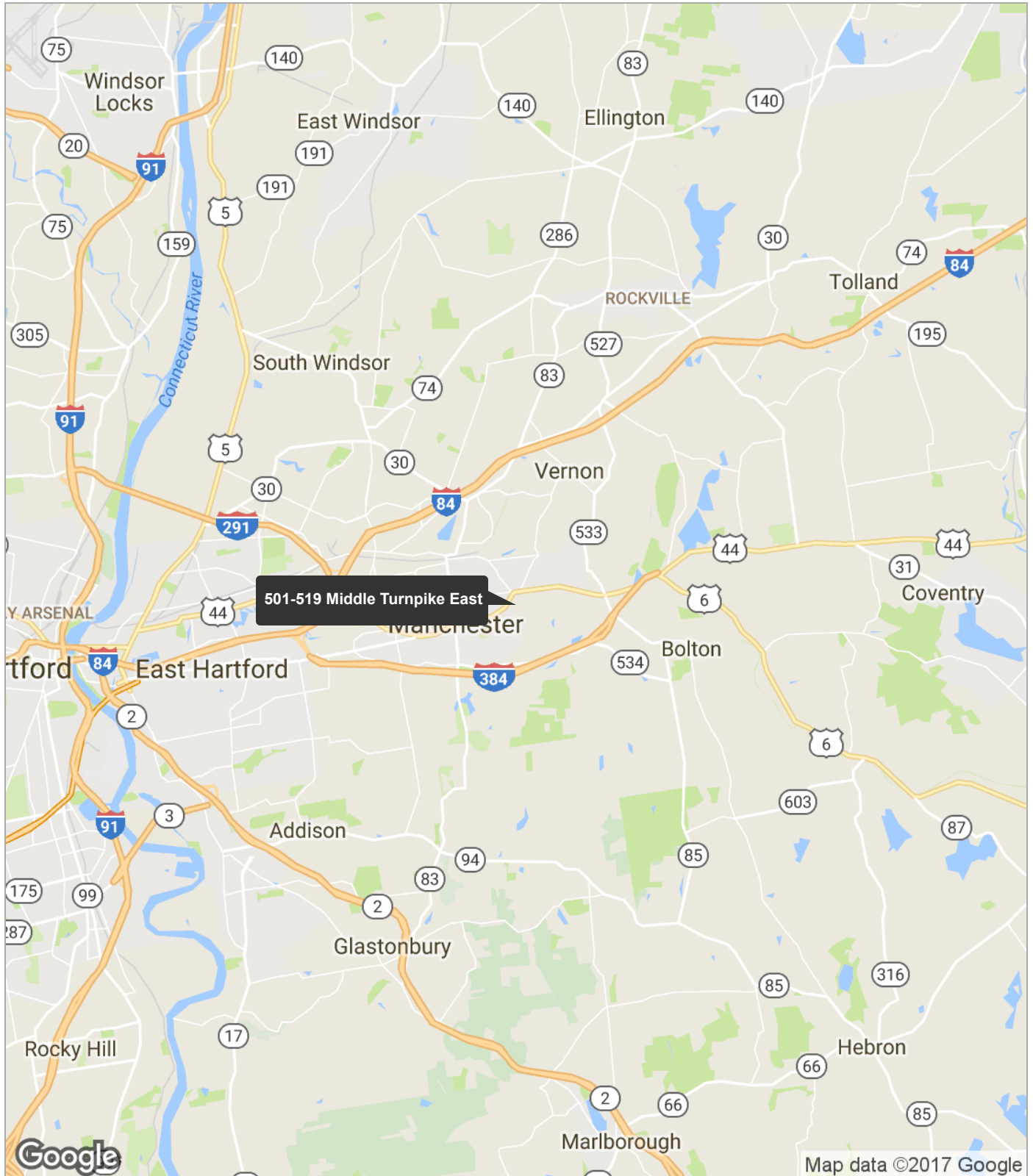
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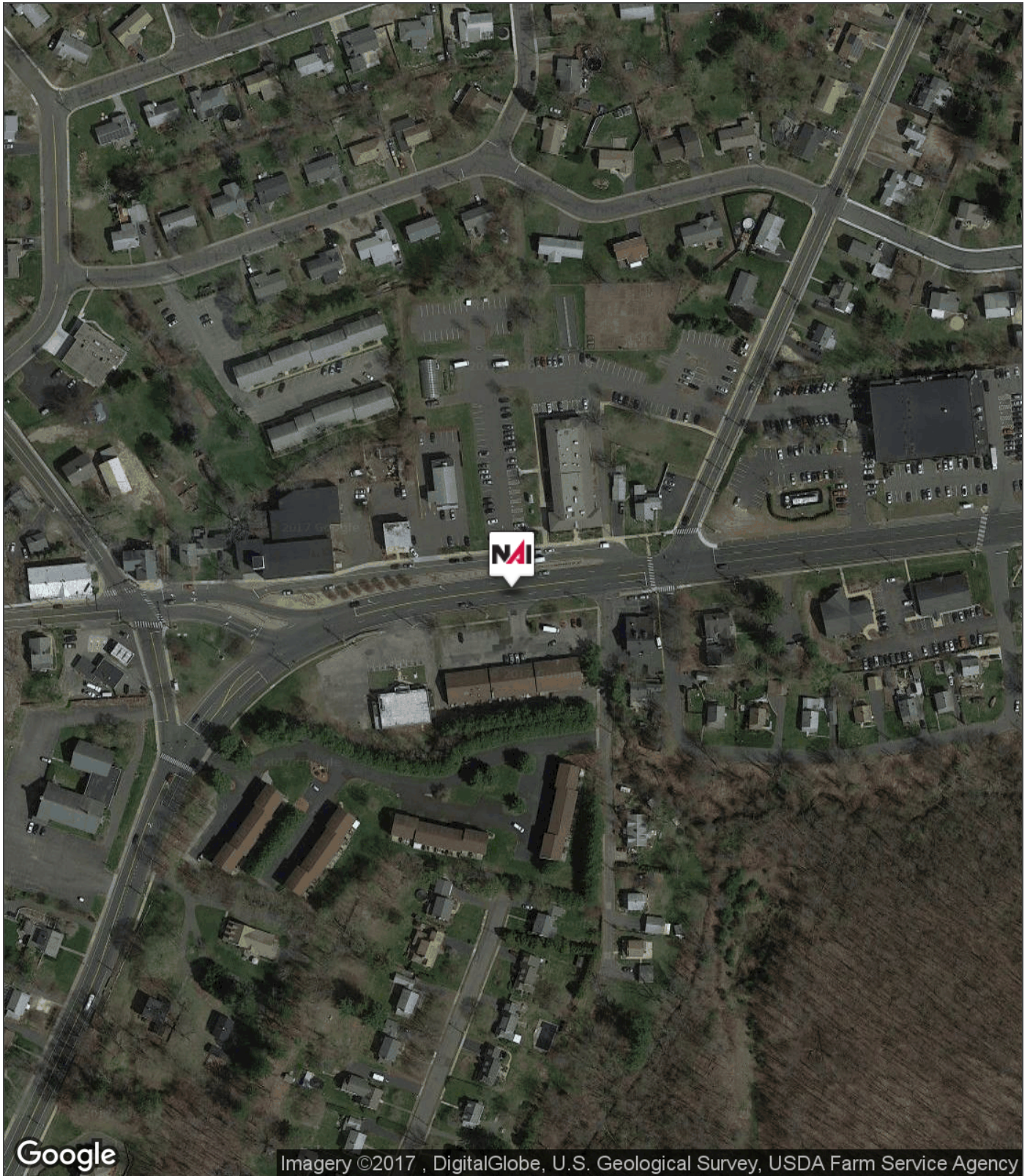
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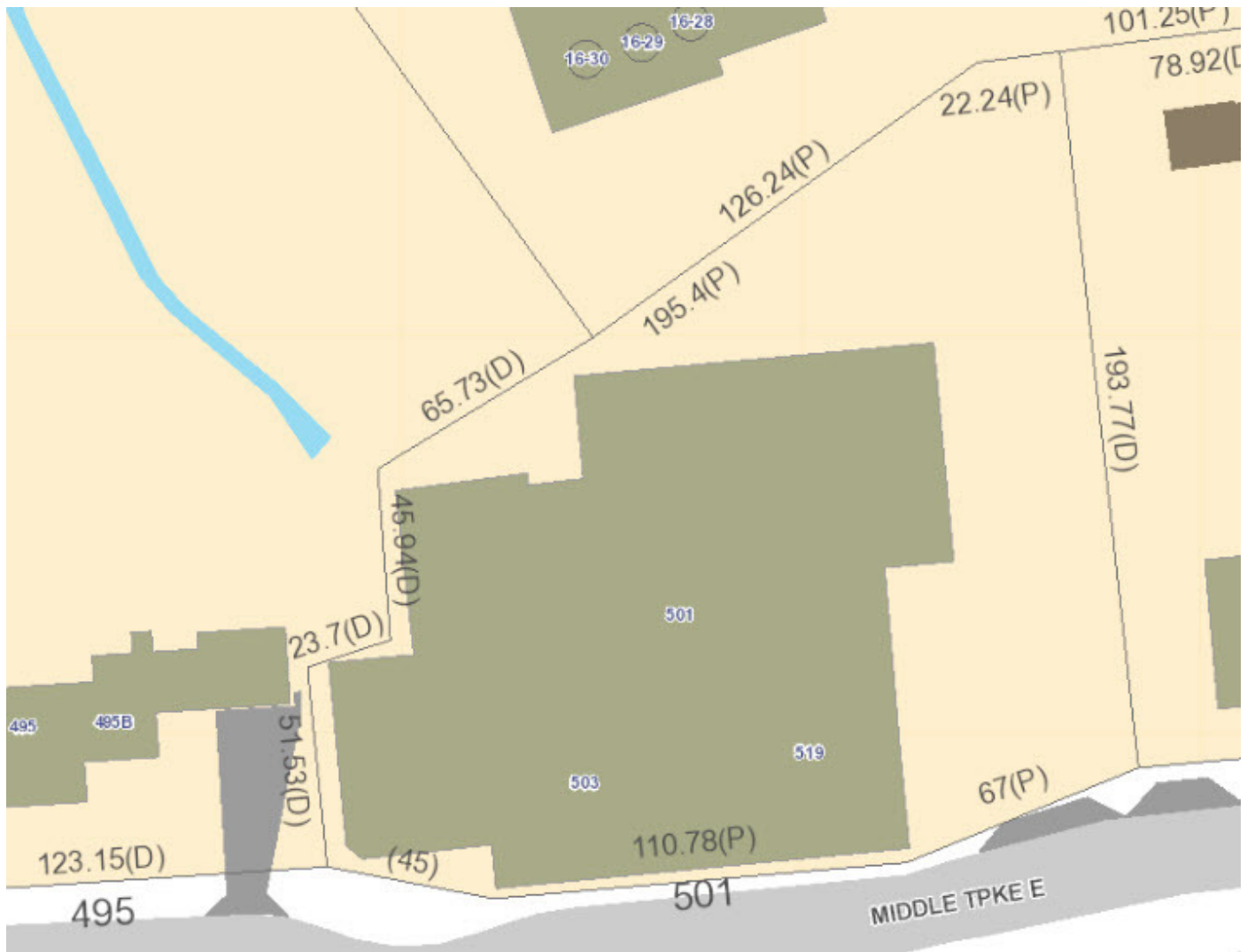
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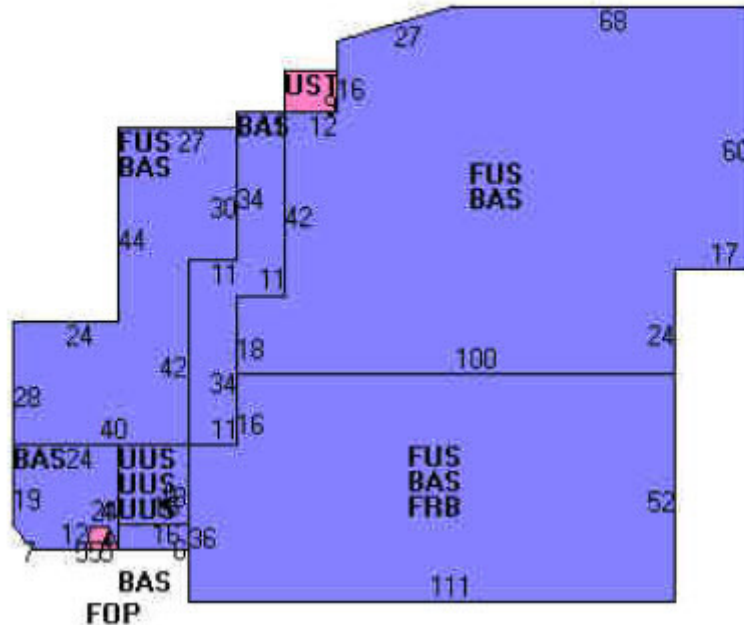
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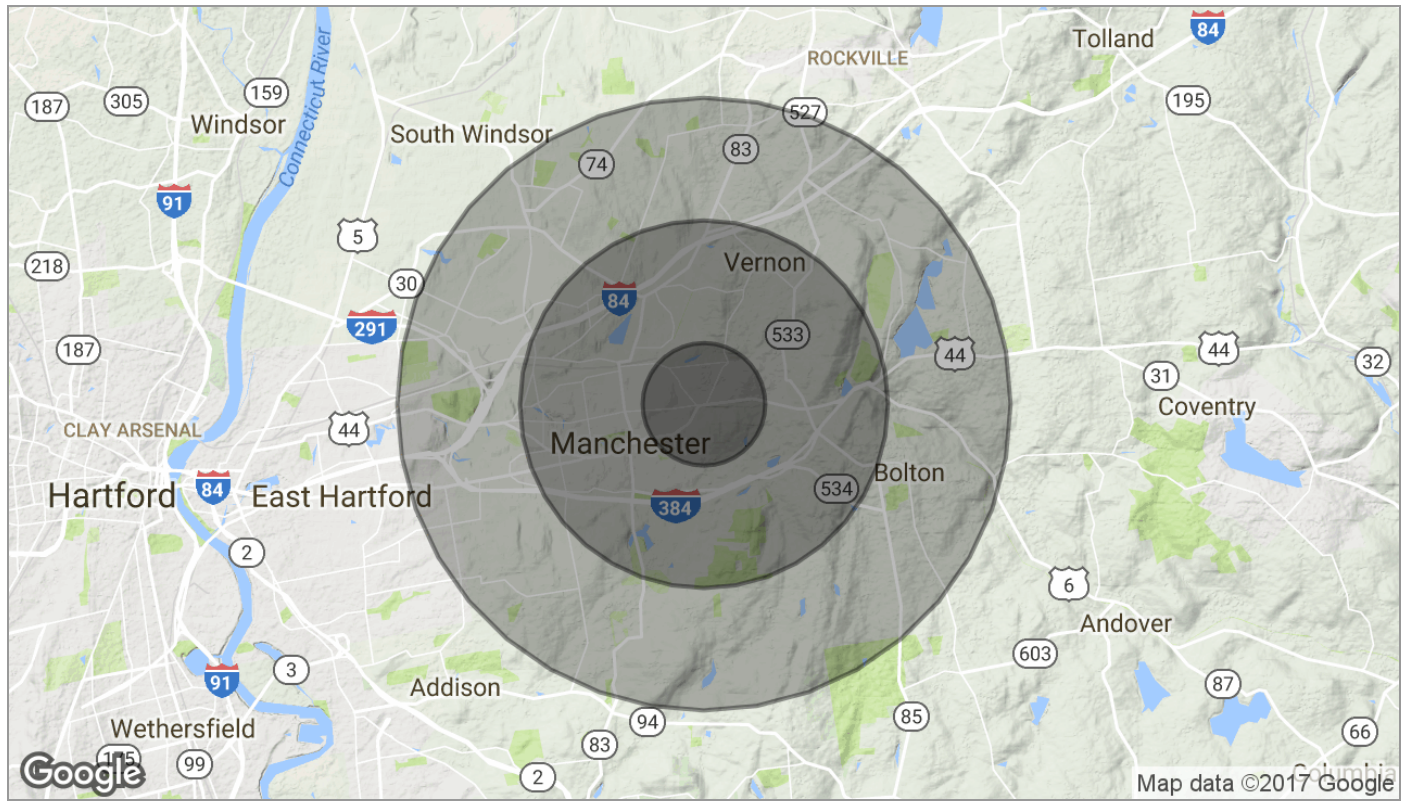
Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	17,896	17,896
FUS	Upper Story, Finished	16,052	16,052
FOP	Porch, Open	28	0
FRB	Finished Raised Bsmt	5,596	0
UST	Utility, Storage, Unfinished	108	0
UUS	Upper Story, Unfinished	864	0
		40,544	33,948

For Sale

Retail



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,367	56,332	111,598
MEDIAN AGE	41.4	39.8	40.2
MEDIAN AGE (MALE)	39.7	38.7	39.2
MEDIAN AGE (FEMALE)	42.8	40.6	41.1
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,987	23,753	46,369
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$89,558	\$78,616	\$84,732
AVERAGE HOUSE VALUE	\$262,951	\$244,122	\$253,545
Race	1 Mile	3 Miles	5 Miles
% WHITE	83.6%	78.2%	79.4%
% BLACK	6.2%	9.0%	7.7%
% ASIAN	4.2%	4.5%	6.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.2%	0.3%
% OTHER	2.4%	5.0%	4.2%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	8.3%	10.6%	9.1%

* Demographic data derived from 2010 US Census