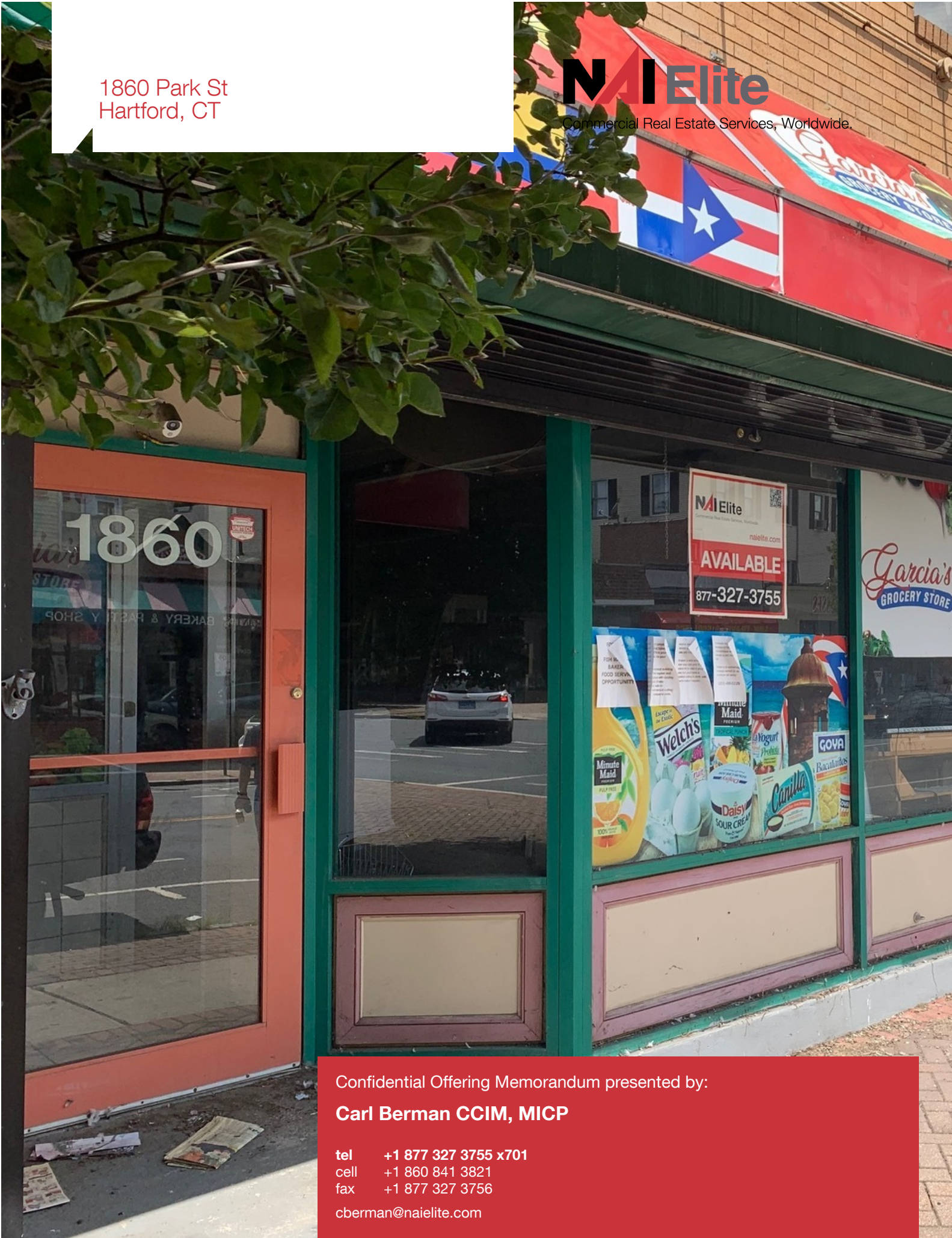


1860 Park St
Hartford, CT

NAI Elite

Commercial Real Estate Services, Worldwide.



Confidential Offering Memorandum presented by:

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Confidentiality & **Disclaimer**

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as “AS IS, WHERE IS” and “WITH ALL FAULTS” basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer’s own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller’s sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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PROPERTY INFORMATION

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- › Property Description
- › Property Details
- › Additional Photos



OFFERING SUMMARY

Lease Rate:	\$1,950.00 per month (Gross plus utilities)
Building Size:	1,525 SF
Available SF:	1,525 SF
Lot Size:	5,275 SF
Number of Units:	1
Year Built:	1920
Zoning:	MS-1
Traffic Count:	8,600

PROPERTY OVERVIEW

Lease price is \$1,950 per month plus utilities. The estimated sq ft is 1525.

2- Walk In Coolers, Deli Cases, Cooking Hood, Rotisserie Broiler, 2 Fryolator's, 4 Burner Stove, Ice Machine, Meat Slicers, Band Saw Meat Cutter

PROPERTY HIGHLIGHTS

- \$1,950 per month plus utilities
- 1525 sq ft
- Former market with equipment included
- Signage on the awning
- Close to public transportation



PROPERTY DESCRIPTION

Lease price is \$1,950 per month plus utilities. The estimated sq ft is 1525.

2- Walk In Coolers, Deli Cases, Cooking Hood, Rotisserie Broiler, 2 Fryolator's, 4 Burner Stove, Ice Machine, Meat Slicers, Band Saw Meat Cutter

LOCATION DESCRIPTION

High traffic area less than 1 mile from the West Hartford border.

Hartford is the capital city of Connecticut, and with approximately 125,000 residents is the fourth largest city in the state. Known to many as the "Insurance Capital of the World", Hartford has companies such as Aetna, UnitedHealthcare, and The Hartford based in the city while United Technologies claims Hartford as the corporate headquarters. Other major corporations like Travelers and Lincoln Financial Group have large operations in the city of Hartford. Located between New York City and Boston, Hartford is easily accessible with two major highways, Interstate-91 and Interstate-84 running right through the city. Union Station in Hartford serves as a station for the Amtrak railway. Hartford is also home to multiple colleges such as the University of Hartford, University of Saint Joseph, University of Connecticut School of Business and School of Law, and the world-class institution of Trinity College. Hartford is an 18-square-mile city, home to 125,000 residents, world class dining, international cultural attractions, award winning entertainment venues and some of the largest corporations in the nation.

SITE DESCRIPTION

Urban mixed use area that is very walkable. Close proximity to area amenities.

PARKING DESCRIPTION

Street Parking with Minimal On-Site Parking

CONSTRUCTION DESCRIPTION

Brick Masonry

GAS DESCRIPTION

Natural Gas

Lease Rate	\$1,950.00 PER MONTH
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PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	MS-1
Lot Size	5,275 SF
Lot Frontage	50 ft
Traffic Count	8600
Amenities	Easy access to dining, shopping and entertainment.
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

UTILITIES & AMENITIES

Number of Elevators	0
Number of Escalators	0
HVAC	Force Air System with Supplemental
Restrooms	One
Gas / Propane	Yes

LOCATION INFORMATION

Street Address	1860 Park St
City, State, Zip	Hartford, CT 06106
County	Hartford
Cross-Streets	Amity St
Signal Intersection	No

BUILDING INFORMATION

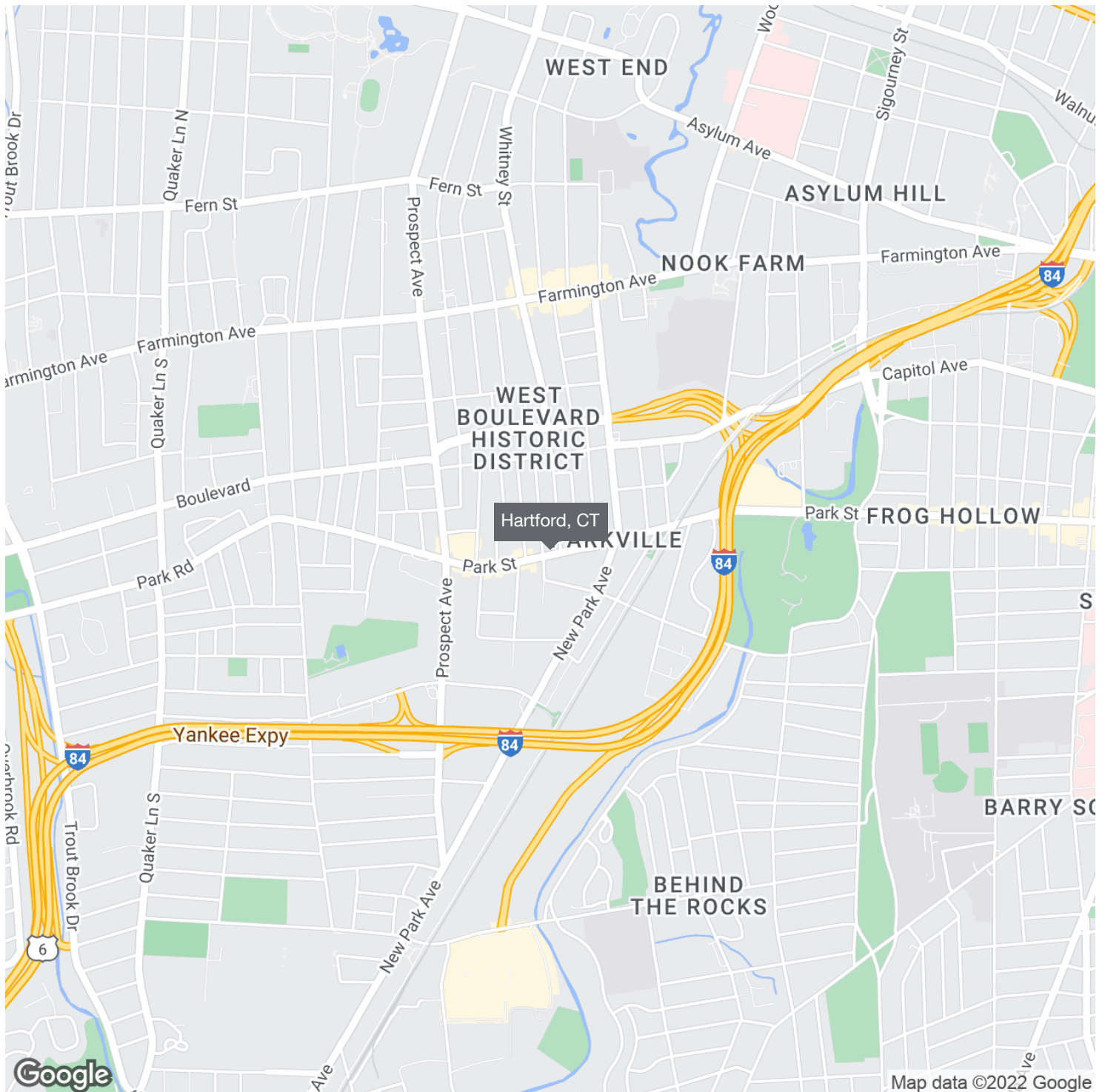
Building Size	1,525 SF
Occupancy %	0.0%
Tenancy	Single
Ceiling Height	9.6 ft
Number of Floors	1
Year Built	1920
Gross Leasable Area	1,525 SF
Load Factor	1.0
Framing	Wood Framing
Roof	Flat
Foundation	Concrete

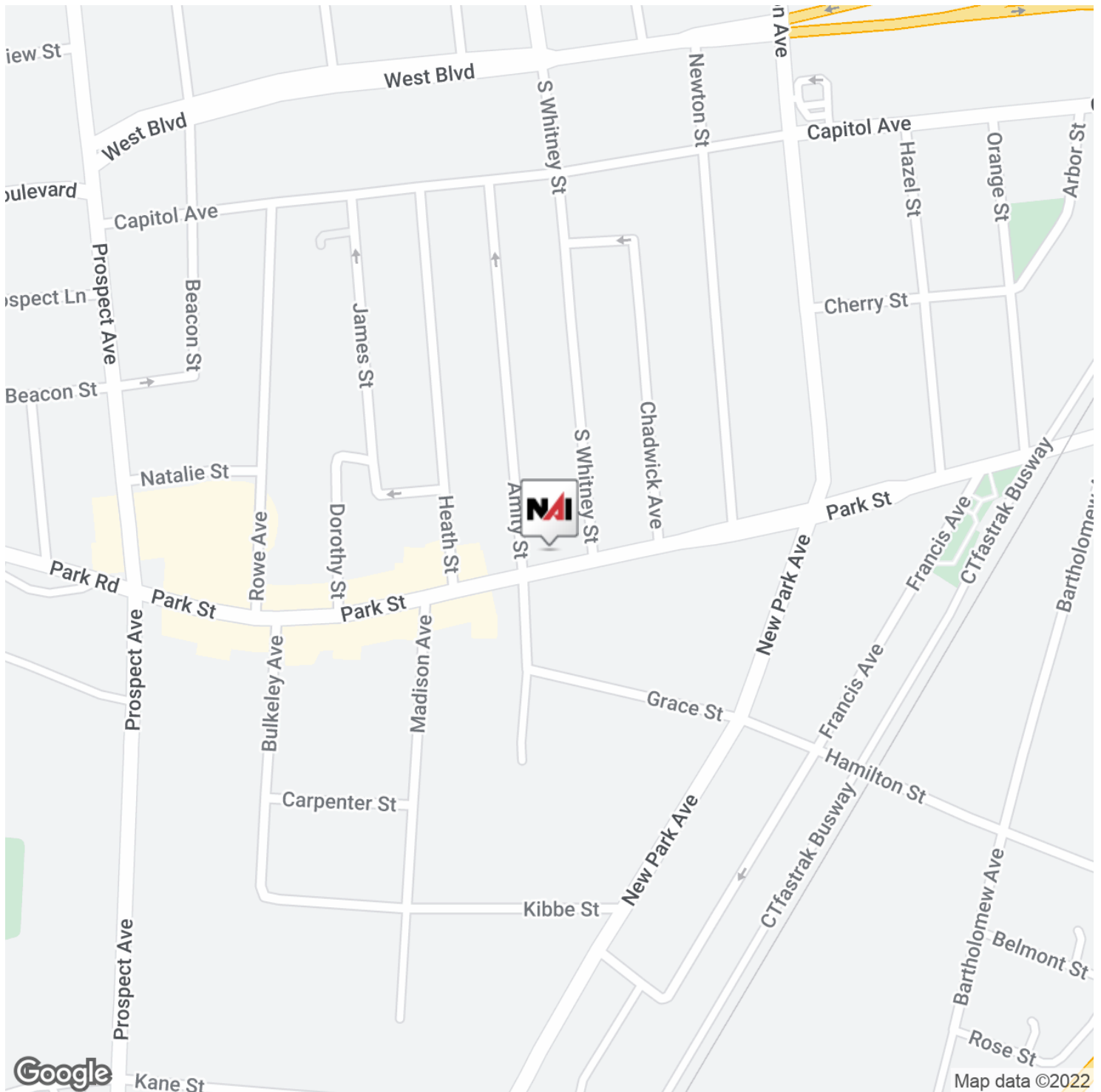


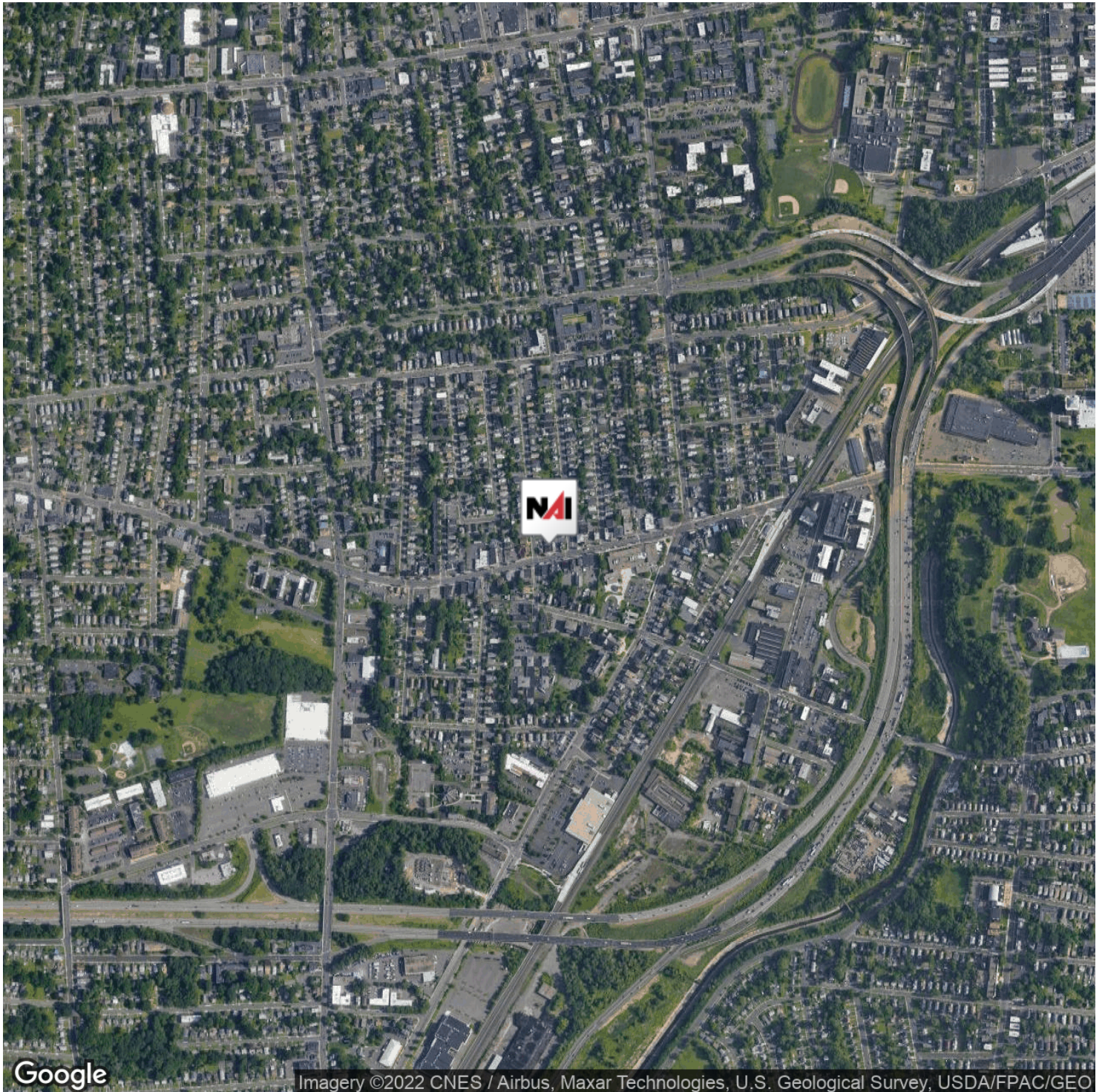


LOCATION INFORMATION

- › Regional Map
- › Location Map
- › Aerial Map
- › Floor Plan







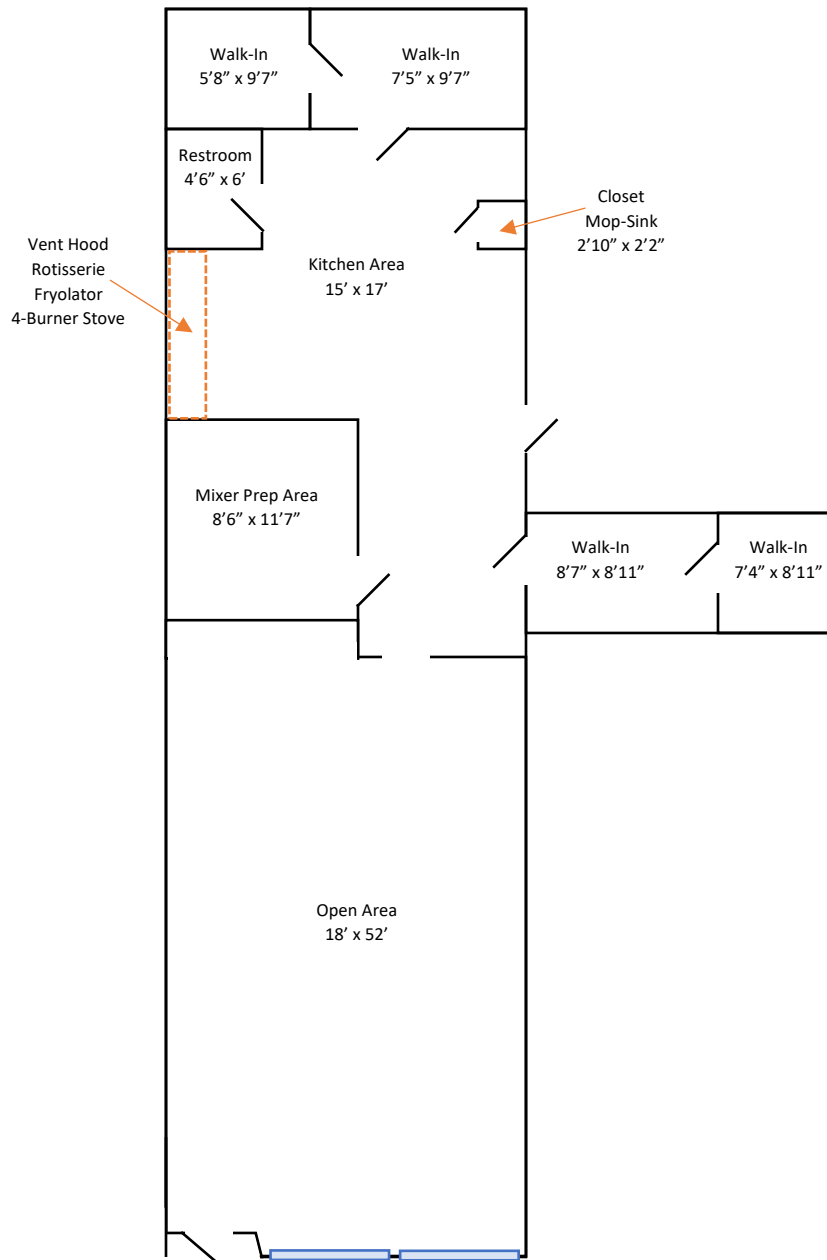


Commercial Real Estate Services, Worldwide.

Floorplan: 1860 Park Rd, Hartford, CT

Market/Deli/Restaurant Shop

Approximately 1525 Sq Ft

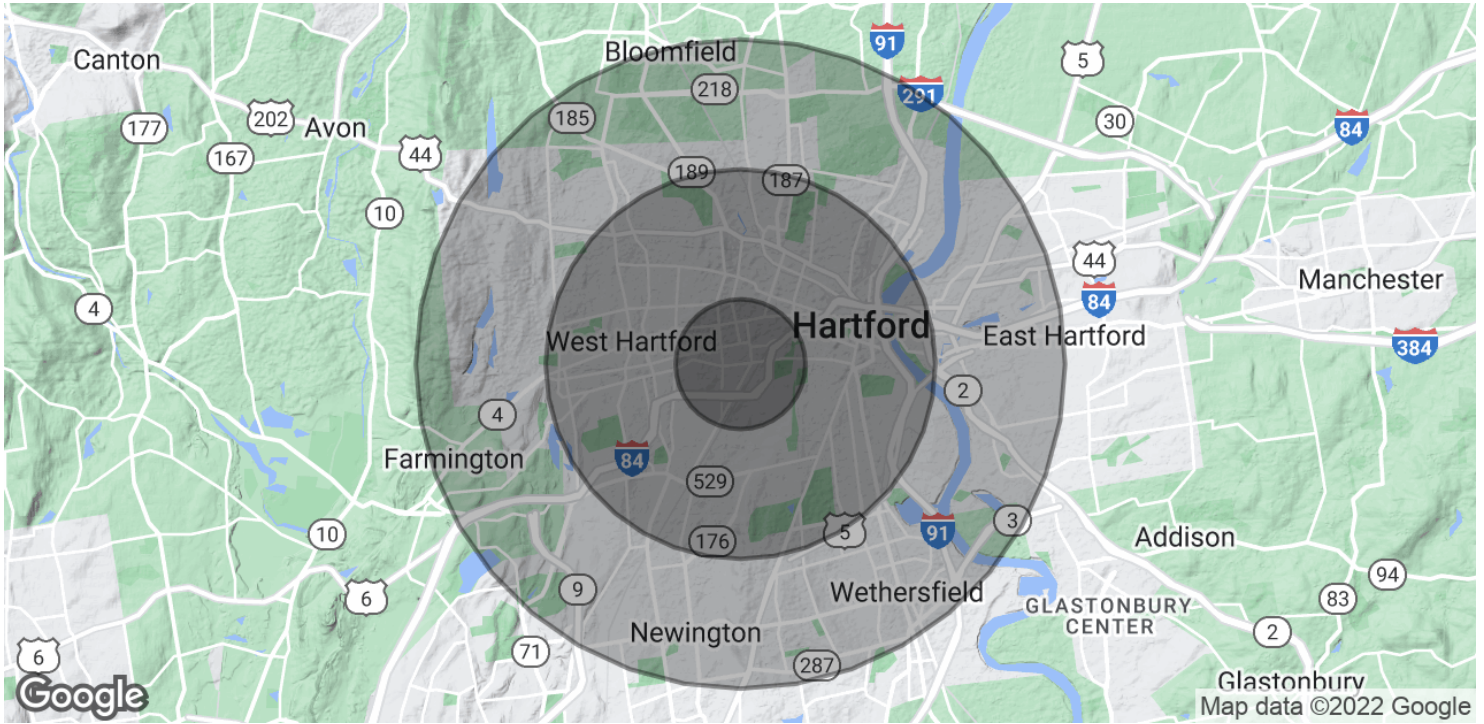


The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. NAI Elite, LLC, is not responsible for misstatement of facts, errors or omissions. Drawing is not to scale, all data, including all approximate measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by NAI Elite, LLC. All information should be independently reviewed and verified for accuracy.



DEMOGRAPHICS

➤ [Demographics Map & Report](#)



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,517	165,700	261,584
Average Age	35.4	36.9	38.5
Average Age (Male)	34.8	35.0	36.5
Average Age (Female)	37.0	38.6	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,421	74,741	114,454
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$55,780	\$69,423	\$78,276
Average House Value	\$159,123	\$198,738	\$210,615

* Demographic data derived from 2020 ACS - US Census