



# 39 Market Square

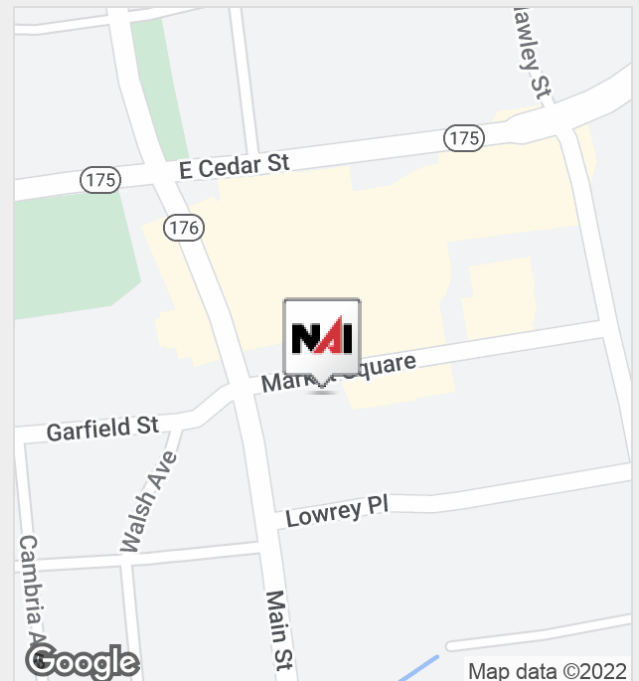
39 Market Square, Newington, Connecticut 06111

## Property Features

- \$18 per Sq Ft + Utilities
- Storefront Windows
- Former Café
- Easy Access to Street Parking
- Free Town Parking Lot
- Located in Walkable Downtown Newington

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	8,299	82,389	260,399
Total Households:	3,482	34,901	113,082
Average HH Income:	\$95,553	\$87,395	\$75,604

**Lease Rate: \$18.00 SF/yr**



For more information:

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### Property Details

<b>Total Building Sq Ft</b>	3,694 SF	<b>Dock, Drive-In &amp; Rail Access</b>	N/A
<b>Lot Size:</b>	0.08 Acres	<b>Electric Service</b>	City Grid
<b>Max Contiguous / Min Sub Divide</b>	760/760	<b>Phone / Data Service</b>	-
<b>Number Of Units</b>	-	<b>Back-Up Power Supply</b>	N/A
<b>Rentable / Useable Sq Ft Ratio</b>	760 SF	<b>HVAC</b>	-
<b>Additional Buildings</b>	-	<b>Type Of Heat</b>	Forced Hot Air
<b>Frontage</b>	50	<b>Natural Gas / Propane / Oil</b>	Gas
<b>Parking</b>	-	<b>City Water / Well</b>	City Water
<b>Number Of Floors</b>	2	<b>Sewer / Septic</b>	City Sewer
<b>Year Built:</b>	1955	<b>Sprinkler System</b>	N/A
<b>Ceiling Height</b>	8 - 9 ft	<b>Fire Prevention, Security Alarm Y Life Safety</b>	Alarm
<b>Ceiling Type</b>	Sheetrock	<b>Environmental Assessment</b>	Clean
<b>Restrooms</b>	1	<b>Zoning</b>	B-TC
<b>Lighting</b>	Fluorescent	<b>Assessment</b>	-
<b>Construction</b>	-	<b>Mill Rate</b>	36.59
<b>Framing</b>	Wood	<b>Estimated Taxes Per Sq Ft</b>	\$1.75
<b>Roof Type</b>	Flat	<b>Estimated Insurance Per Sq Ft</b>	\$1.00
<b>Column Spacing</b>	-	<b>Estimated CAM Per Sq Ft</b>	\$1
<b>Elevator</b>	-	<b>Access / Visibility</b>	Close to Berlin Tpke and visible from Market Square
<b>Basement</b>	N/A	<b>Location Setting</b>	Located in Newington's Market Square neighborhood
<b>Storage</b>	N/A	<b>Traffic Count</b>	25000
		<b>Signage</b>	Facade and window signage available

### Demographics

**1 Mile      3 Miles      5 Miles**

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### Property Highlights

- \$18 per Sq Ft + Utilities
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