

Spencer Street Plaza

171 Spencer St
Manchester, CT

NAI Elite

Commercial Real Estate Services, Worldwide.



Confidential Offering Memorandum presented by:

Carl Berman CCIM, MICP

tel +1 877 327 3755 x701

cell +1 860 841 3821

fax +1 877 327 3756

cberman@naielite.com



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.

Table of Contents

5 Section 1
Property Information

10 Section 2
Location Information

15 Section 3
Demographics



Spencer Street Plaza

PROPERTY INFORMATION

- › Executive Summary
- › Property Description
- › Floor Plan
- › Additional Photos



OFFERING SUMMARY

Lease Rate:	\$6,000.00 per month (Gross plus Utilities & Janitorial)
Building Size:	15,120 SF
Available SF:	5,214 SF
Lot Size:	2.15 Acres
Number of Units:	6
Year Built:	1987
Zoning:	GB
Traffic Count:	14,100

PROPERTY OVERVIEW

Approximately 5,214 sf of retail / flex / office space available for lease.

PROPERTY HIGHLIGHTS

- 5,214 +/- sf
- \$6,000 per month Gross + Utilities + Janitorial
- Former Billiards Hall
- Bar with water Hookups
- 2 Restrooms
- 12' +/- Clear Heights



PROPERTY DESCRIPTION

Approximately 5,214 sf of retail / flex / office space available for lease.

LOCATION DESCRIPTION

The area consists of mix use commercial and residential uses. This shopping plaza is very near the Route 384 Interchange which provides quick access to I-84, I-291 & I-91. Multiple national retailers in the area including Dunkin Donuts, Starbucks, Subway, Popeyes, Pep Boys, Woodcraft. This site is also very close to Manchester Community College.

SITE DESCRIPTION

The Site consists of 4 standalone buildings with common parking. The available space is where the former Breakers Pool Room was located.

PARKING DESCRIPTION

Parking is open to all tenants.

UTILITIES DESCRIPTION

Public Water & Sewer, Gas & Electric.

CONSTRUCTION DESCRIPTION

Concrete Block One Story Building, Steel Joists with a Built Up Membrane Roof.

POWER DESCRIPTION

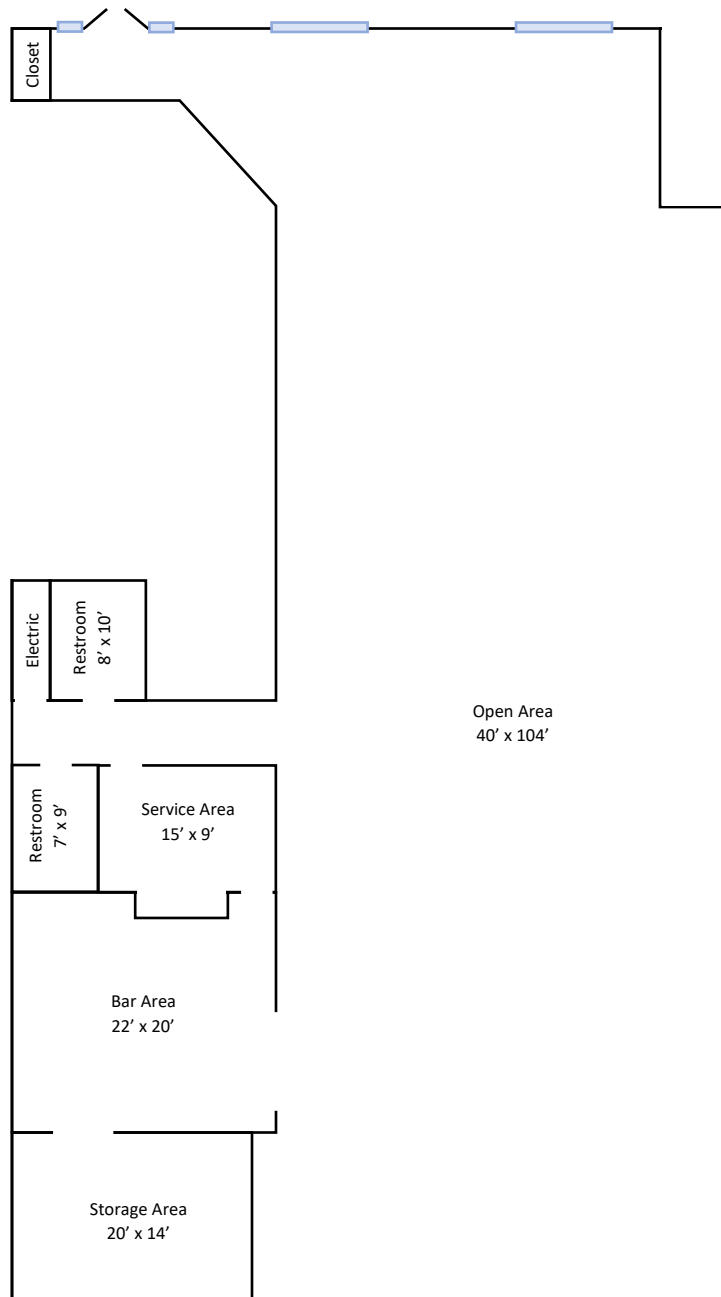
200 Amp

GAS DESCRIPTION

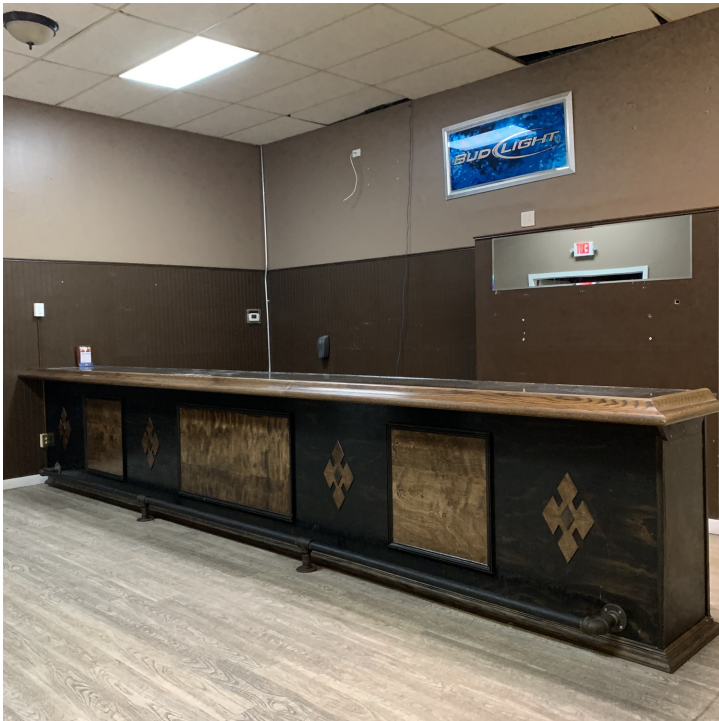
Natural

Floorplan: 171 Spencer Street, Manchester, CT

Approximately 5,214 Sq Ft



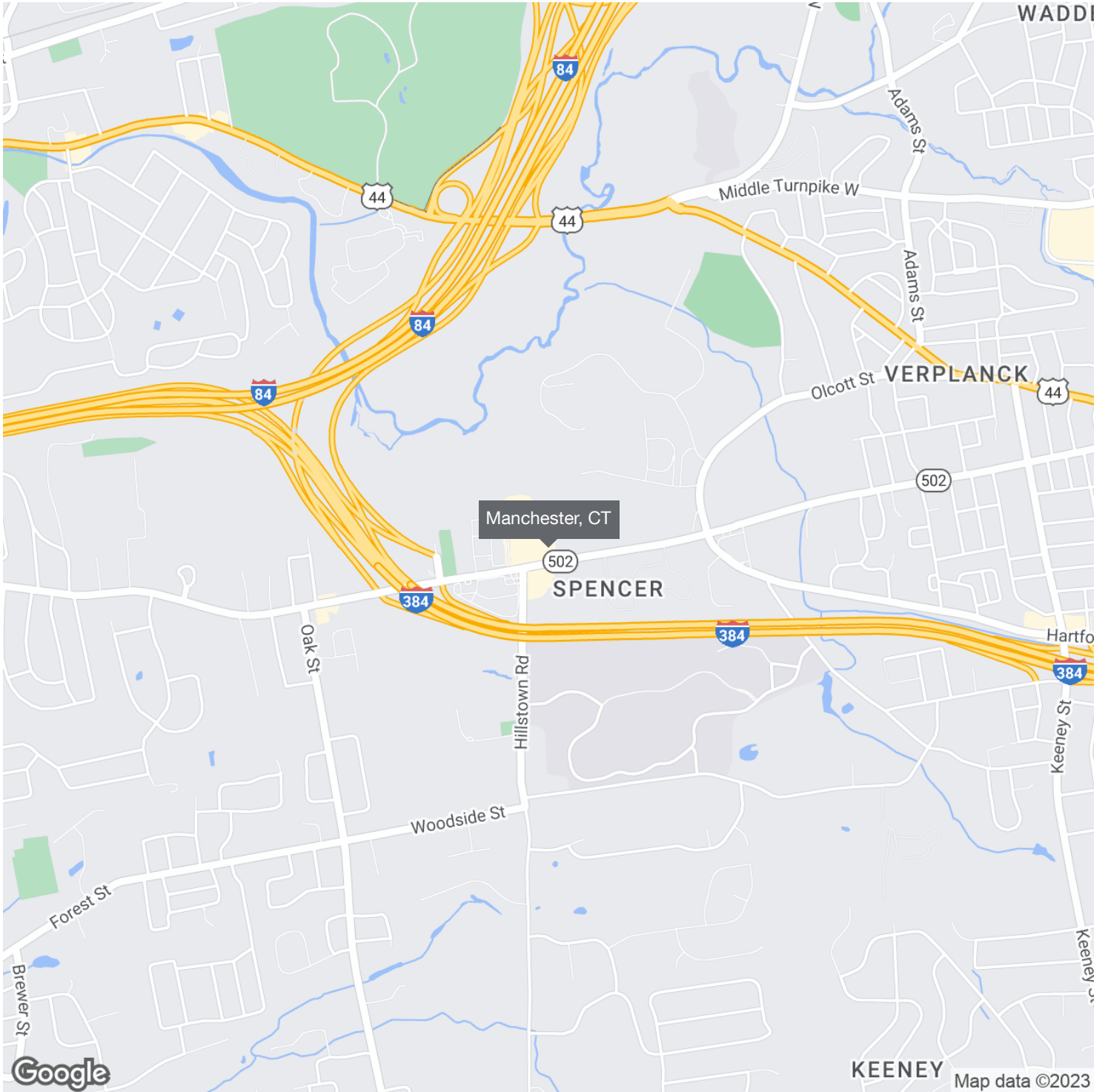
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. NAI Elite, LLC, is not responsible for misstatement 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.

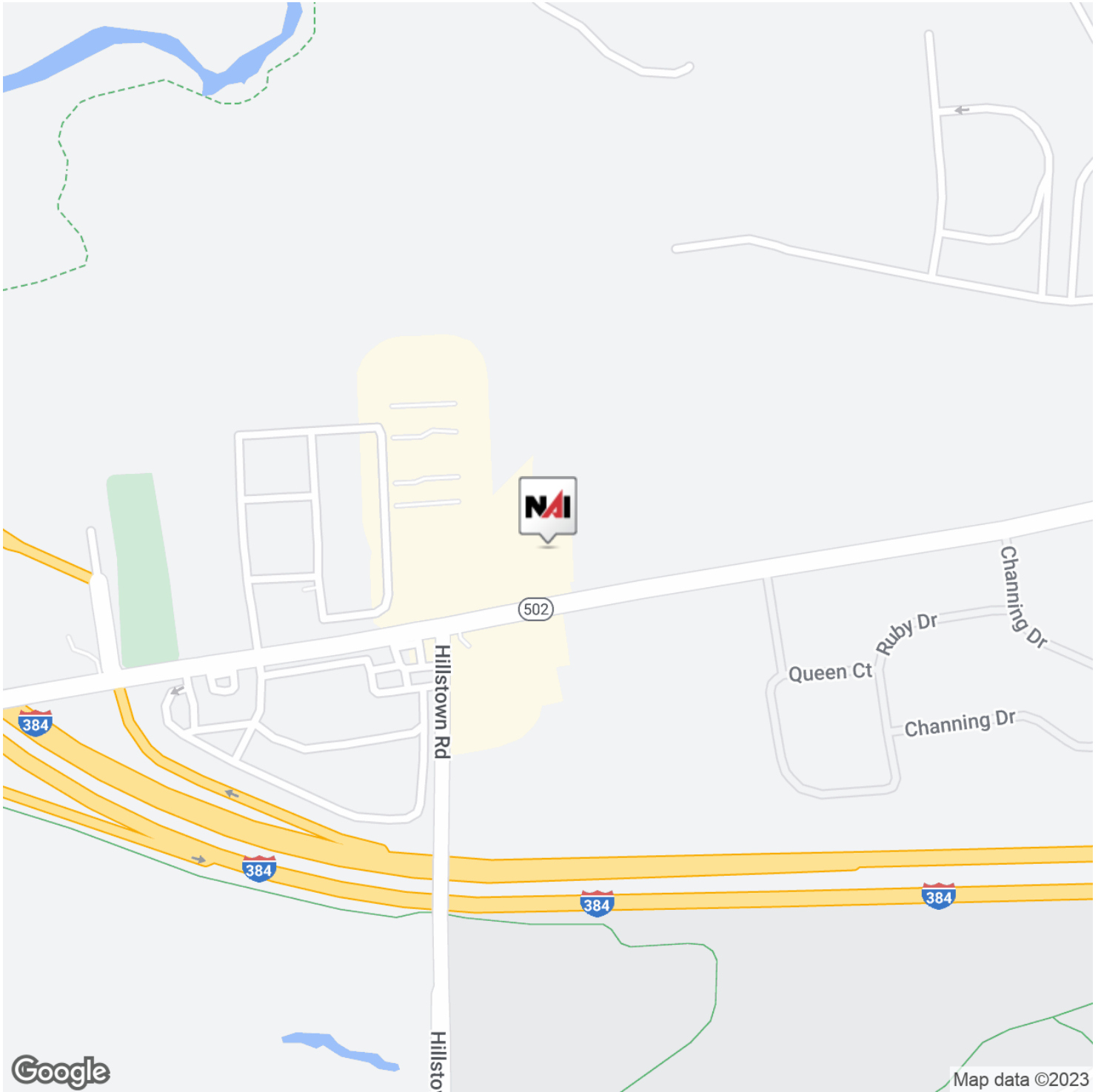


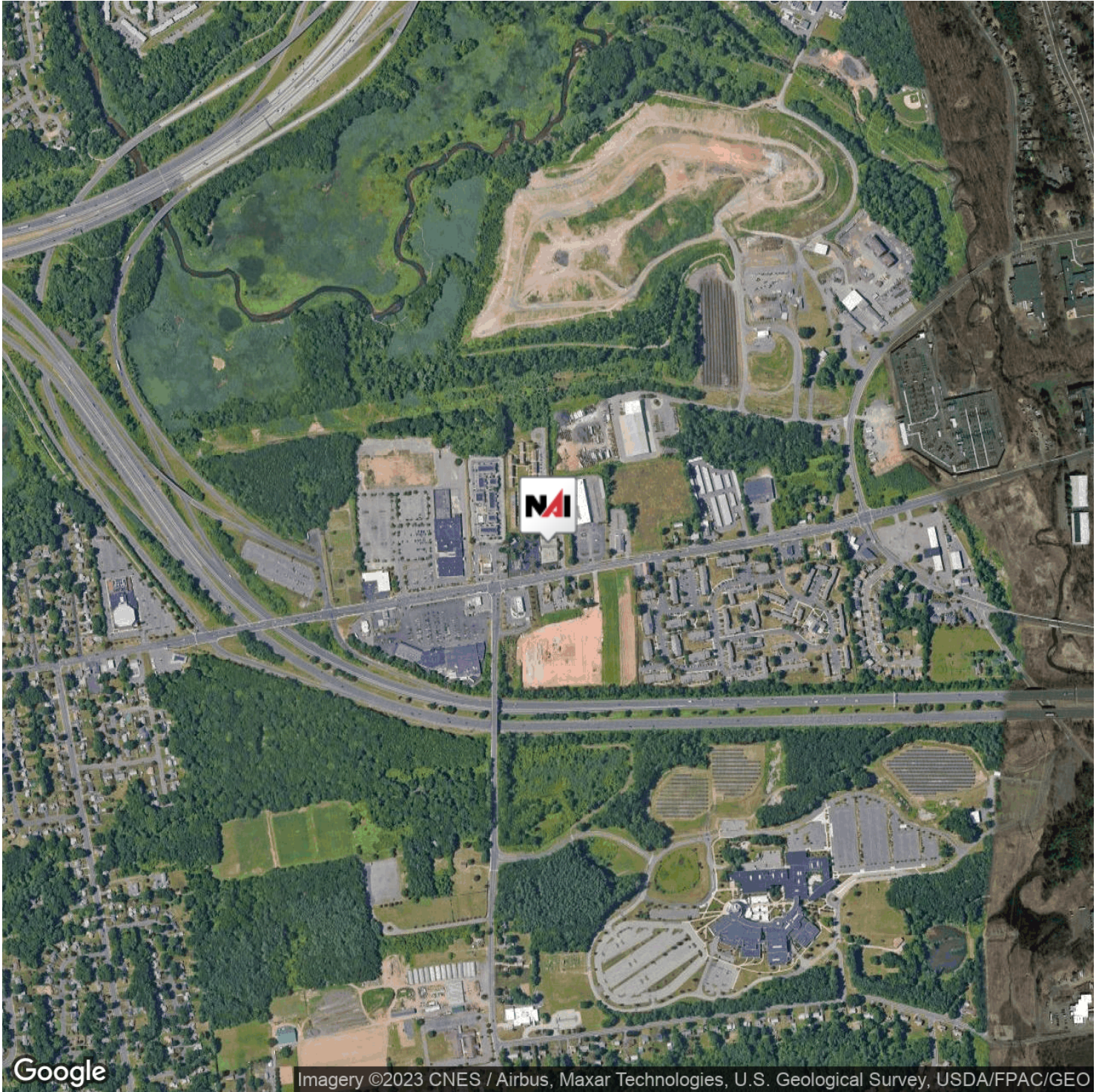


LOCATION INFORMATION

- › [Regional Map](#)
- › [Location Map](#)
- › [Aerial Map](#)
- › [Retailer Map](#)







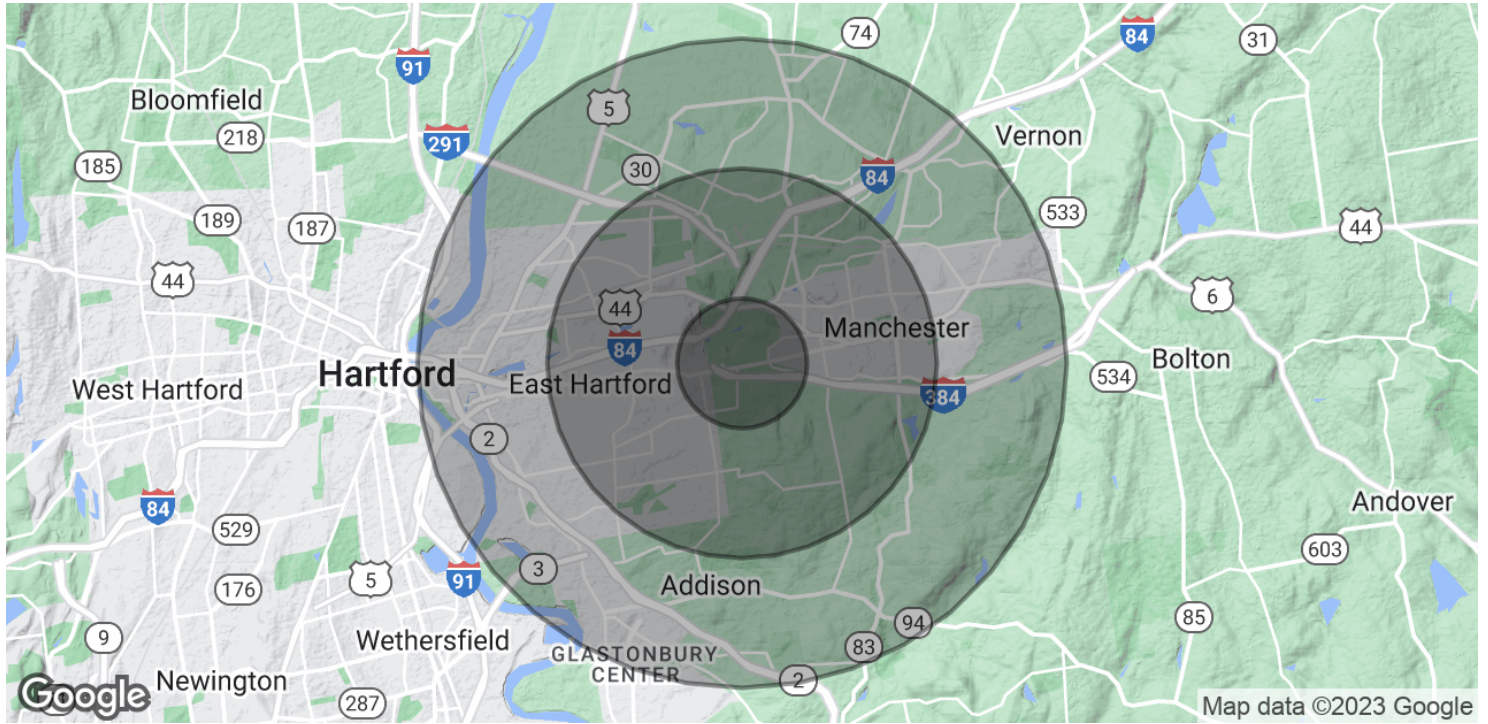
Google

Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



DEMOGRAPHICS

› [Demographics Map & Report](#)



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,717	62,124	122,632
Average Age	41.5	37.6	39.0
Average Age (Male)	38.8	36.9	37.9
Average Age (Female)	45.5	39.2	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,220	26,398	52,505
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$66,169	\$82,353	\$85,159
Average House Value	\$321,071	\$234,820	\$249,849

* Demographic data derived from 2020 ACS - US Census