

FOR LEASE

5,350 SF OFFICE/RETAIL SPACE

867 MAIN STREET | MANCHESTER, CT 06040



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present in an Historic Landmark "Green" building, 5,350 SF of professional office/retail space for lease at 867 Main Street, Manchester. The beautifully renovated and sustainably focused building has been meticulously updated and maintained with an on-site super focusing on responsive management and customer service as a top priority. The space was last built out to the highest standards to accommodate a professional office and includes a large cubicle bay and retail frontage, closed door executive offices, an impressive conference room and kitchenette.

PROPERTY HIGHLIGHTS

- Ultra Energy Efficient Green Building - Recently Updated in 2018
- Adjacent municipal parking lot and ample street parking in front
- On-site super and tenant-focused management
- Façade signage available

OFFERING SUMMARY

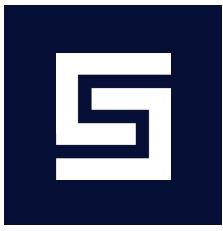
Lease Rate:	Starting at \$13.75 SF Gross + Utilities
Available SF:	2,000 - 5,350 SF
Lot Size:	0.34 Acres
Building Size:	21,740 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	6,931	17,256	26,908
Total Population	16,117	40,690	63,829
Average HH Income	\$60,064	\$67,889	\$74,039

STEPHANIE ROMANO
860.810.4392
romano@sentrycommercial.com



160 TRUMBULL STREET | HARTFORD, CT 06103 | SENTRYCOMMERCIAL.COM



FOR LEASE

5,350 SF OFFICE/RETAIL SPACE

867 MAIN STREET | MANCHESTER, CT 06040



Starting at \$13.75 PSF Gross + Utilities

BUILDING SPECIFICATIONS

Building Size	21,740 SF
Available Space	5,350 SF @ \$13.75 PSF
Subdividable Space	3,350 SF @ \$14.50 PSF
	2,000 SF @ \$14.00 PSF
Roof	Roll Tar & Gravel
Year Built	1897

MECHANICAL/UTILITIES

Heat	Gas
Air Conditioning	100%
Lighting	Fluorescent
Water/Sewer Company	City
Electric Company	Eversource

LAND

Lot Size	0.34 Acres
Parking	Adjacent municipal lot; street parking in front
Zoning	CBD

STEPHANIE ROMANO
860.810.4392
romano@sentrycommercial.com



160 TRUMBULL STREET | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](http://sentrycommercial.com)

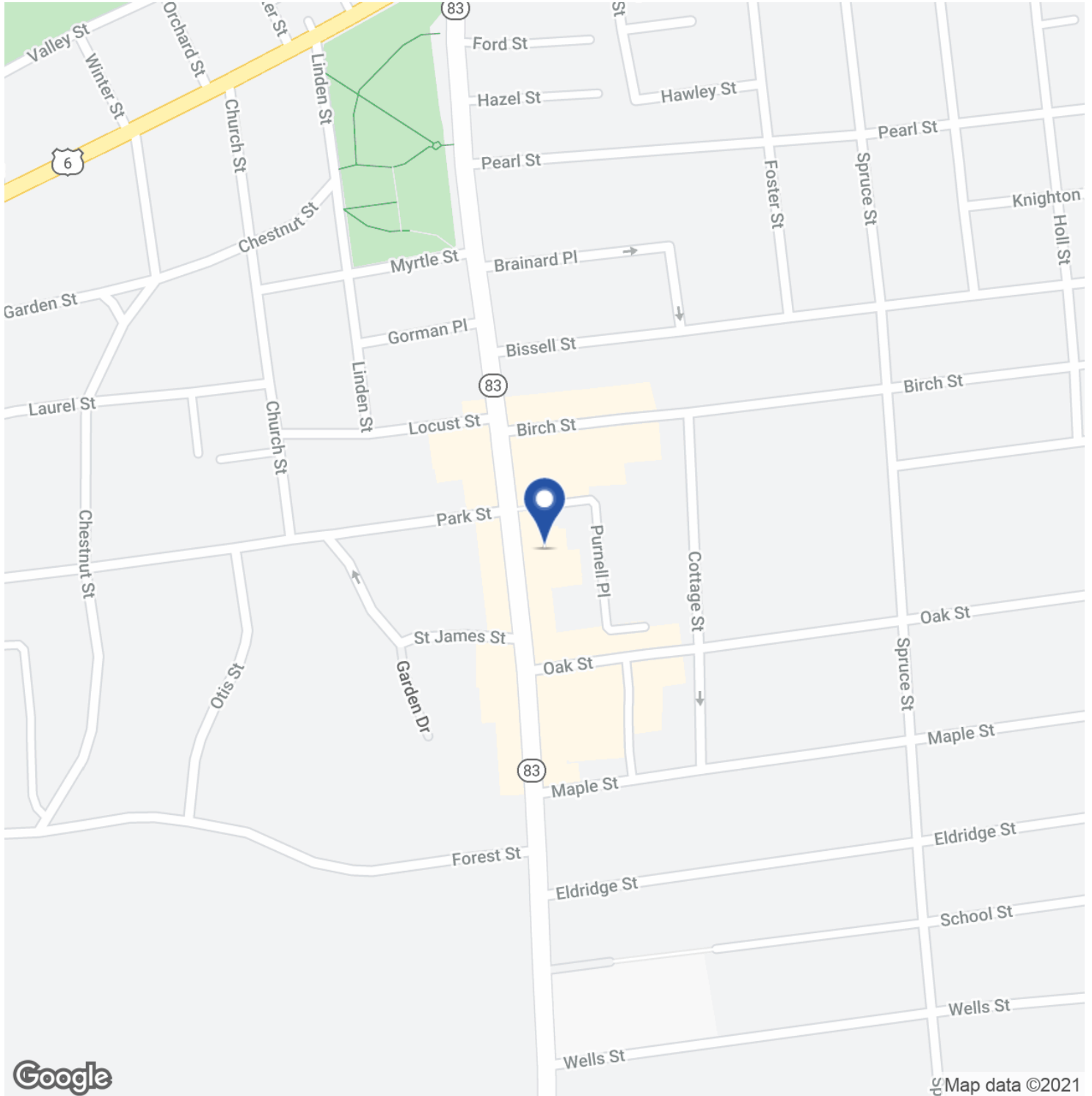
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

5,350 SF OFFICE/RETAIL SPACE

867 MAIN STREET | MANCHESTER, CT 06040



STEPHANIE ROMANO
860.810.4392
romano@sentrycommercial.com



160 TRUMBULL STREET | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

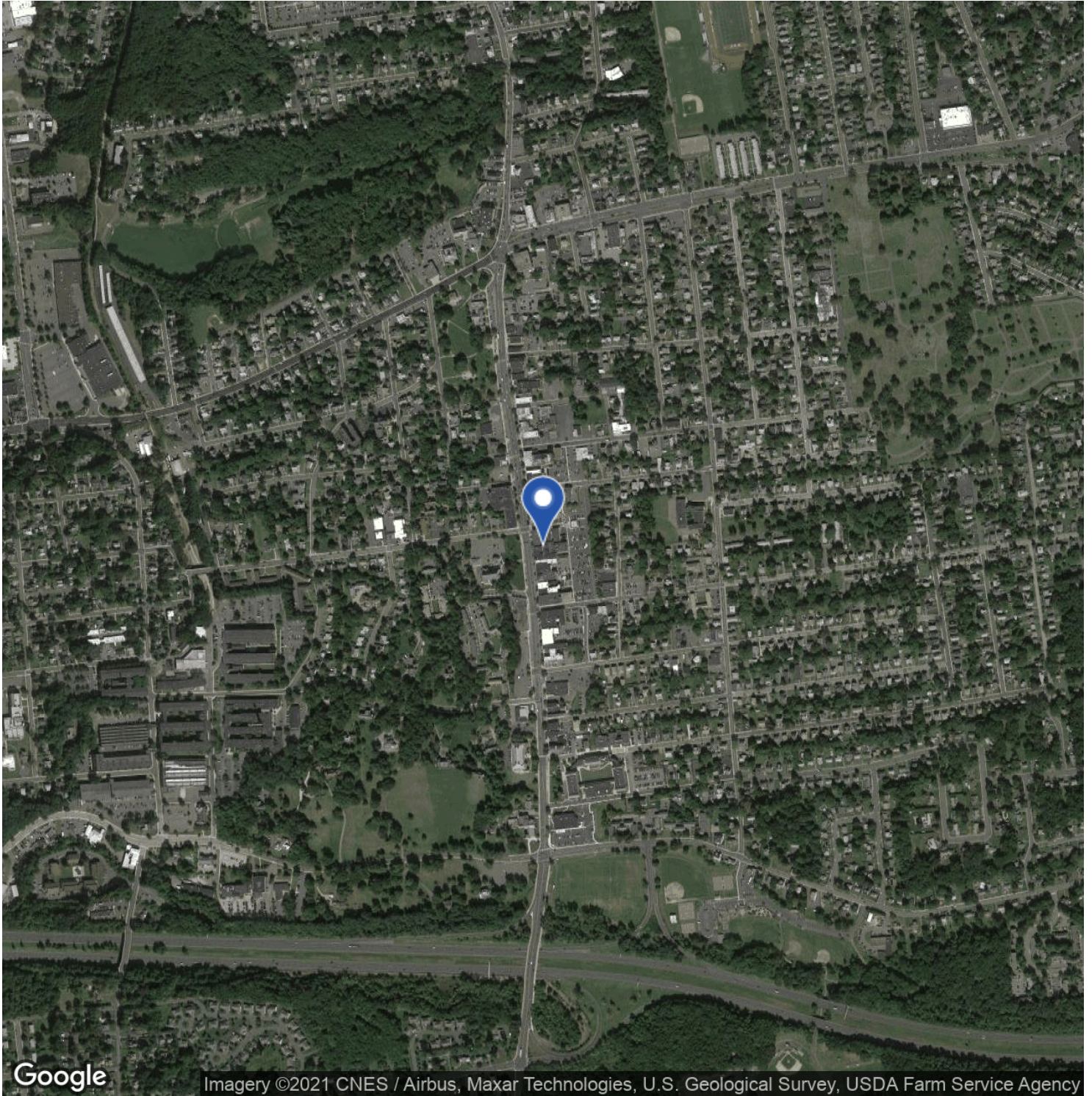
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

5,350 SF OFFICE/RETAIL SPACE

867 MAIN STREET | MANCHESTER, CT 06040



Imagery ©2021 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

STEPHANIE ROMANO
860.810.4392
romano@sentrycommercial.com



160 TRUMBULL STREET | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

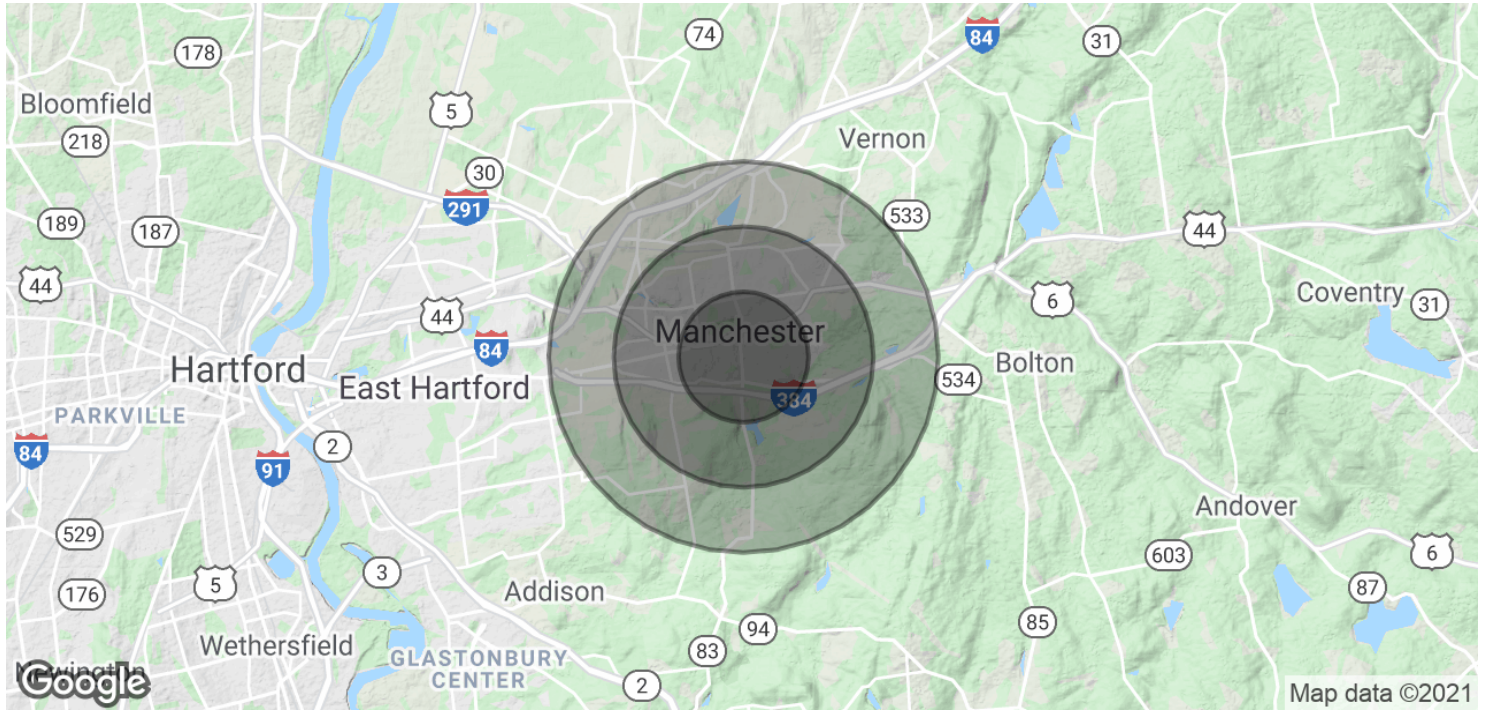
All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

5,350 SF OFFICE/RETAIL SPACE

867 MAIN STREET | MANCHESTER, CT 06040



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	16,117	40,690	63,829
Average age	35.2	37.7	38.2
Average age (Male)	34.7	36.9	37.4
Average age (Female)	35.3	38.3	38.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,931	17,256	26,908
# of persons per HH	2.3	2.4	2.4
Average HH income	\$60,064	\$67,889	\$74,039
Average house value	\$187,237	\$207,657	\$238,120

* Demographic data derived from 2010 US Census

STEPHANIE ROMANO
860.810.4392
romano@sentrycommercial.com



160 TRUMBULL STREET | HARTFORD, CT 06103 | SENTRYCOMMERCIAL.COM



FOR LEASE

5,350 SF OFFICE/RETAIL SPACE

867 MAIN STREET | MANCHESTER, CT 06040



STEPHANIE ROMANO

Industrial Specialist

romano@sentrycommercial.com

STEPHANIE ROMANO
860.810.4392
romano@sentrycommercial.com



160 TRUMBULL STREET | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.