



1076-1082
East Main Street
Torrington, CT 06790

Lease or Build to Suit

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EXECUTIVE SUMMARY

Existing building 1,653 S.f. on 1/2 Acre Corner Lot,
Zoned LB, Ideal for retail, banks, medical/
walk in, Automotive, Mobile phone, more.

Area Retailers : BJ's, Wal-Mart, Home Depot,
Target, O'Reilly Auto, banks, car dealers, many others

High Visibility (17,000 VPD) 

Option to lease or build to suit 

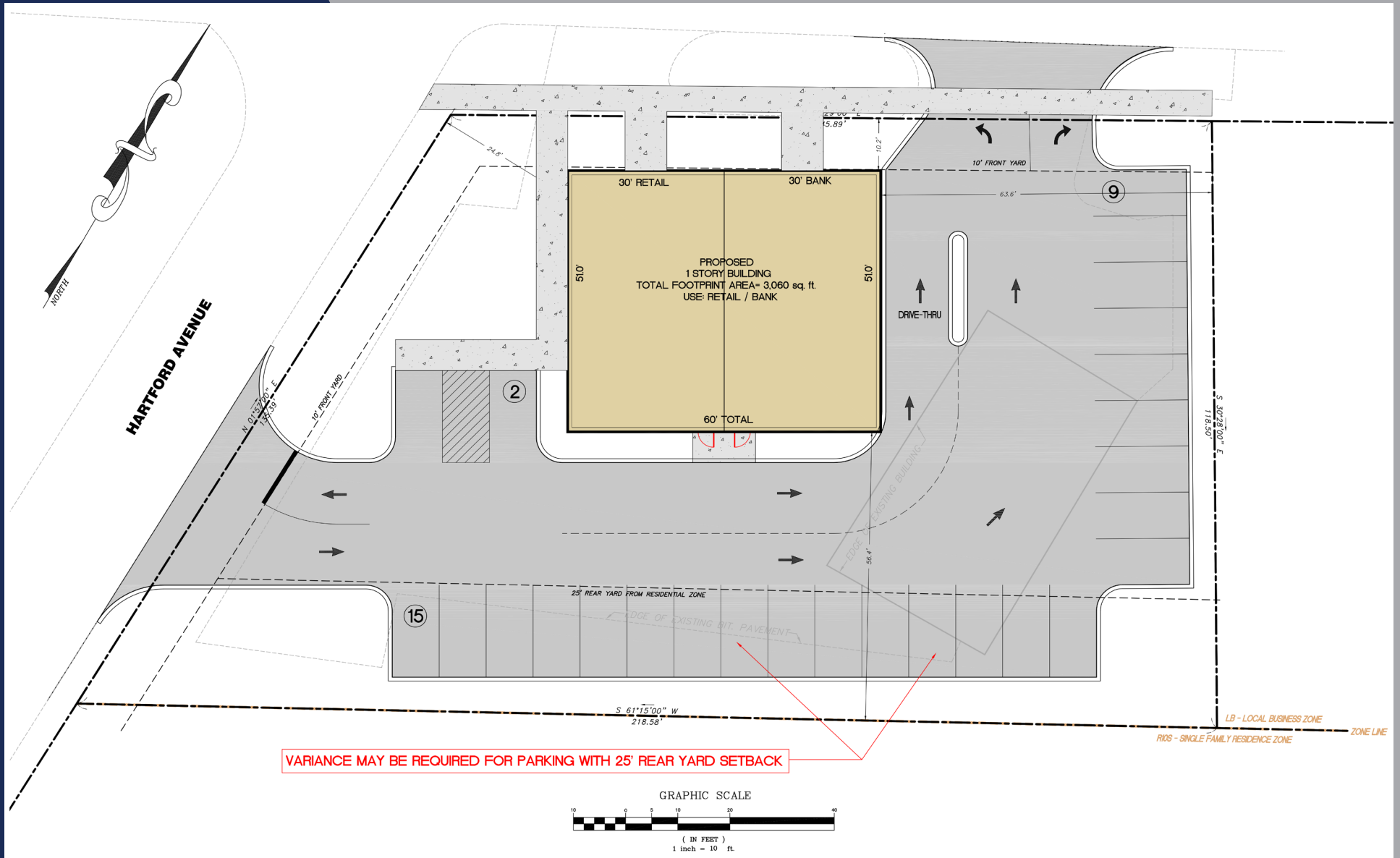
Taxes are \$9,912 

Zone is LB (local business) 

The information above has been obtained from sources believed reliable. We make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.







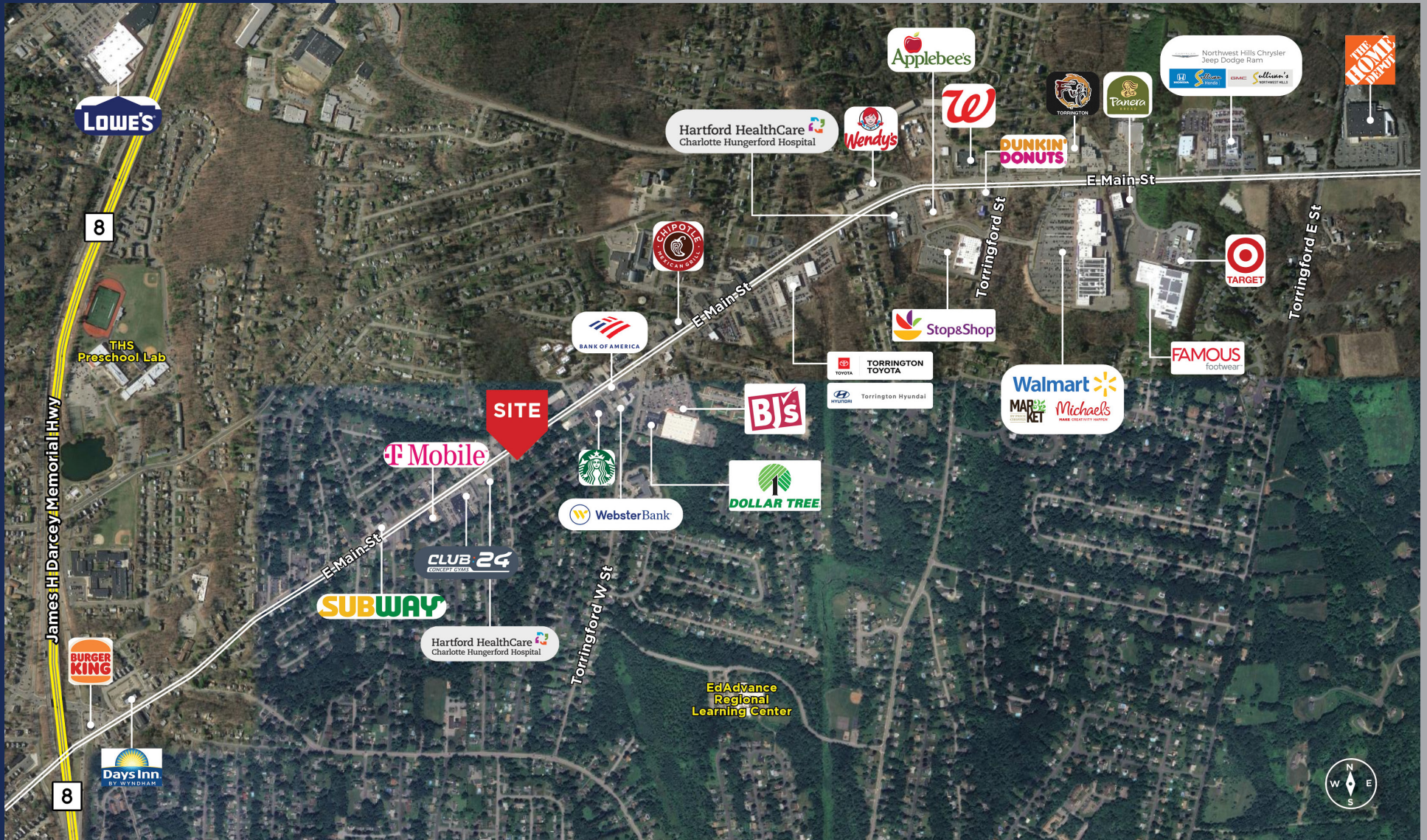
CONCEPT PLAN

AREA OVERVIEW

Torrington is the largest city in Litchfield County, Connecticut, with an estimated population of 35,000 residents.

Within a 5 mile radius of this location, there are approximately 52,587 households with a median household income of \$60,000. Rt 202 is a significant roadway in the area, connecting various parts of the city and serving as a vital transportation route for residents and commuters. Traffic counts at this site are above 17,000 VPD, highest along the strip of Route 202 between Rt 8 and New Hartford. This property is on the corner of East Main St and Hartford Avenue, between 2 traffic signals (Pinehurst and Buena Vista) offering easy ingress and egress. The canvas is blank and the owners are willing to lease what currently exists or demolish the existing structure and build a prototype for a quality tenant. Auto, medical, retail, financial and more are all permitted uses.





RETAIL MAP