

# Investment For Sale

**Philip Gagnon, SIOR**

860 616 4016

[philip.gagnon@colliers.com](mailto:philip.gagnon@colliers.com)

**Ian Hunt**

860 616 4020

[ian.hunt@colliers.com](mailto:ian.hunt@colliers.com)

**John Cafasso, CCIM, SIOR**

860 616 4013

[john.cafasso@colliers.com](mailto:john.cafasso@colliers.com)

864 Wethersfield Avenue

Hartford, CT 06114

860 249 6521 Main

[colliers.com/hartford](http://colliers.com/hartford)

939 New Britain Avenue  
West Hartford, CT 06110

7,074 sf retail investment offering

Colliers International offers an investor the opportunity to collect contractual rent from an extremely strong credit company through the remaining lease term and beyond.

Offering Price:

**\$810,000**

Copyright © 2021 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

# 939 New Britain Avenue, West Hartford



## Demographics

### Highlights

- ±7,074 sf retail, free standing
- Opportunity zone
- 0.31 acres
- Renovated 2001
- Corner lot with 5 curb cuts
- Investment grade tenant
- Solid demographics

	1 Mile	3 Miles	5 Miles
<b>2020 Households</b>	11,416	139,176	279,404
<b>Avg Household Income</b>	\$74,559	\$78,818	\$83,796
<b>Households</b>	4,073	54,530	108,568



Population

Town of W. Hartford:  
65,278

Hartford County:  
925,492

State of Connecticut:  
3,604,591



Households

Town of W. Hartford:  
24,470

Hartford County:  
348,871

State of Connecticut:  
1,361,755



Med. Household  
Income

Town of W. Hartford:  
\$95,298

Hartford County:  
\$69,936

State of Connecticut:  
\$73,781

### Contact:

**Philip Gagnon, SIOR**  
860 616 4016  
philip.gagnon@colliers.com

**Ian Hunt**  
860 616 4020  
ian.hunt@colliers.com

**John Cafasso, CCIM, SIOR**  
860 616 4013  
john.cafasso@colliers.com