



FOR SALE OR LEASE

EARTH PRODUCTS DEPOT

110-120 NORTH MAIN STREET | MIDDLETOWN, CT 06457



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 110-120 North Main Street, Middletown CT for sale or lease. The property consists of three buildings totaling 20,744 square feet on 2.32 acres. This retail/commercial parcel offers two retail buildings, inside and outside storage and railroad siding accessibility.

PROPERTY HIGHLIGHTS

- 7,976 square feet of retail space
- 12,768 square feet of commercial space
- Fenced in yard
- Property located in an Opportunity Zone as well as an Enterprise Zone

OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	2.32 Acres
Building Size:	20,744 SF

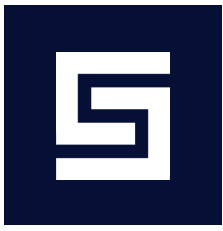
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,563	20,480	37,049
Total Population	8,074	48,076	86,930
Average HH Income	\$55,886	\$69,255	\$78,693

CHRIS DUCLOS
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190 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.



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\$1,250,000/\$6.00 - \$8.00 NNN

BUILDING SPECIFICATIONS

Building Size	20,744 SF
Warehouse	12,768 SF
Ceiling Height	18 ft
Docks	1
Roof	Asphalt
Column Spacing	Varies per building
Year Built	1986
Number of Buildings	3

MECHANICAL/UTILITIES

Power	200 amp, 1 phase
Heat	Gas and oil; forced hot air
Air Conditioning	Central
Lighting	Varies
Water/Sewer Company	City
Gas / Propane	Yes
Electric Company	Eversource

LAND

Lot Size	2.32 Acres
Rail	Yes
Zoning	IRA

TAXES

Tax PSF	\$1.60 SF
Year Assessed	2018
Mill Rate	33.90

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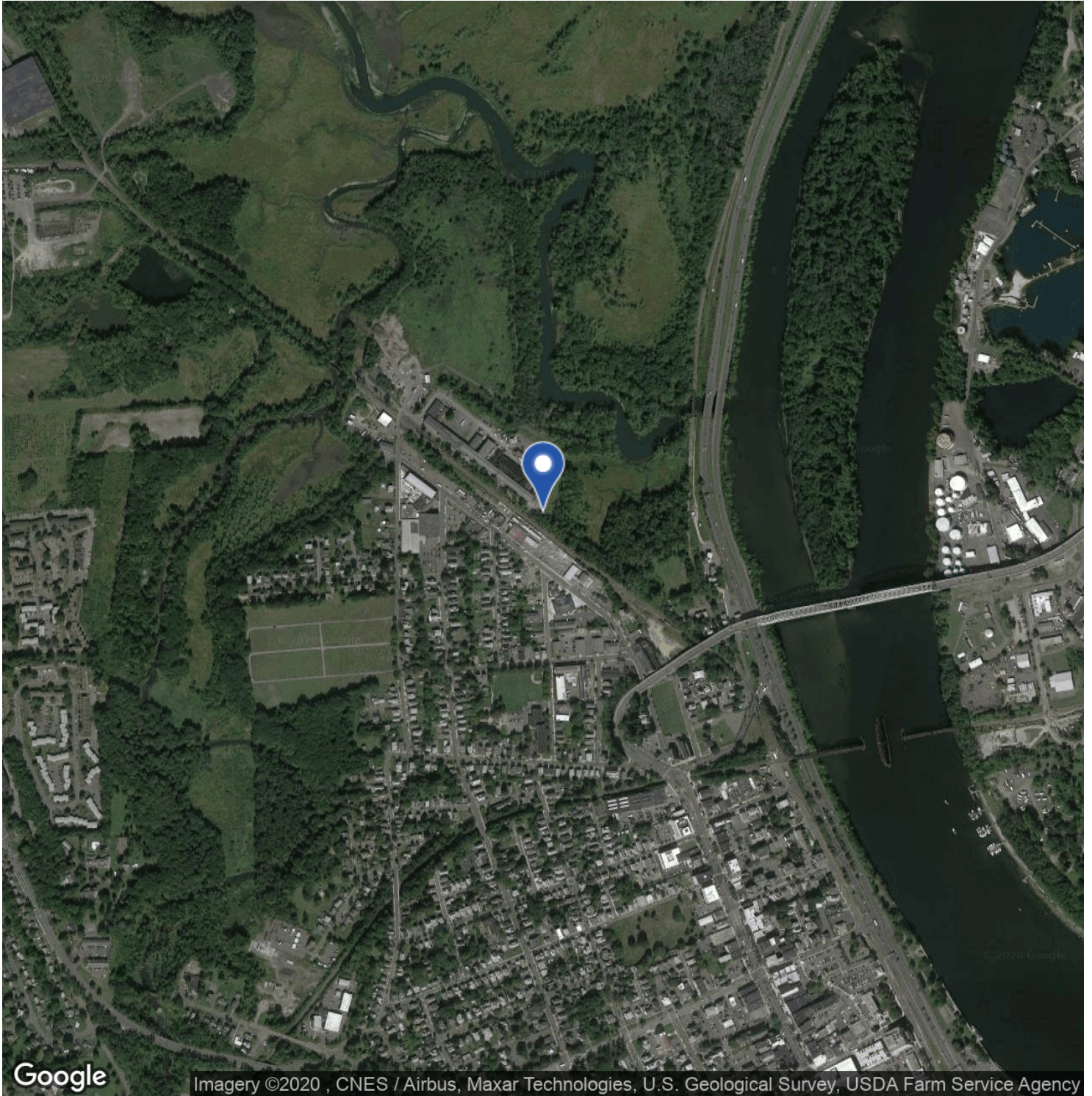
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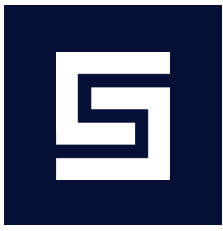
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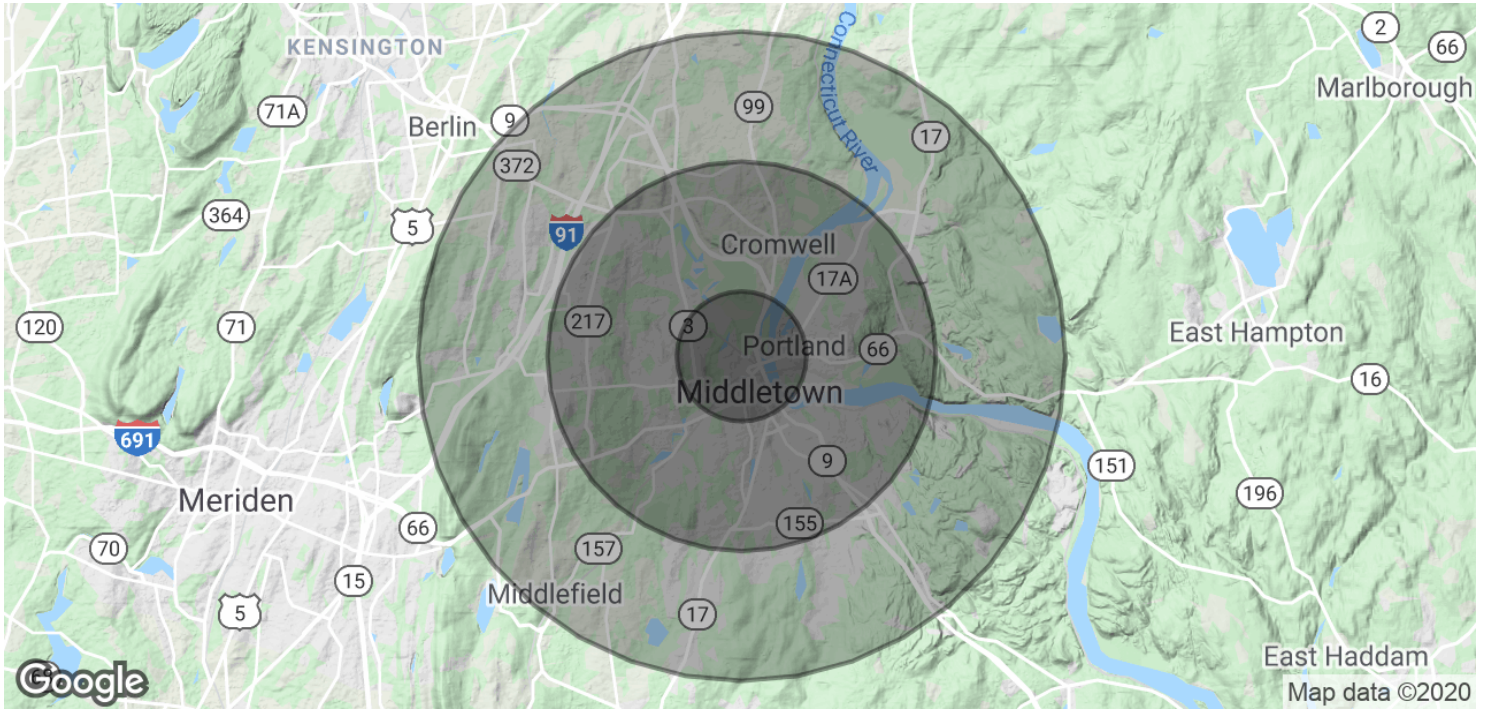
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,074	48,076	86,930
Average age	36.8	39.6	39.6
Average age (Male)	36.6	38.0	38.4
Average age (Female)	36.7	40.6	40.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,563	20,480	37,049
# of persons per HH	2.3	2.3	2.3
Average HH income	\$55,886	\$69,255	\$78,693
Average house value	\$267,843	\$265,243	\$283,216

* Demographic data derived from 2010 US Census

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