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±1,664 SF Restaurant / Retail / Commercial Building For Sale or Lease in Vernon, CT

226 Talcottville Road | Vernon, CT 06066

226 Talcottville Road is a ±1,664 square foot free-standing restaurant on a 0.78 acre site for sale or lease in Vernon, Connecticut. Includes a commercial grade kitchen, storage area, two restrooms, dining room and counter area.

FEATURES

- ±1,664 SF free standing building
- 0.78 acre site
- Commercial Zoning
- Seating for 65 persons + a small front patio seating area
- Parking for 30-32 cars
- 170' frontage on Talcottville Road
- Former use was a full service bbq restaurant for 20 years
- Traffic Count: 28,796 VPD

SALE PRICE:

\$395,000

LEASE RATE:

\$20.00 PSF NNN

Contact:

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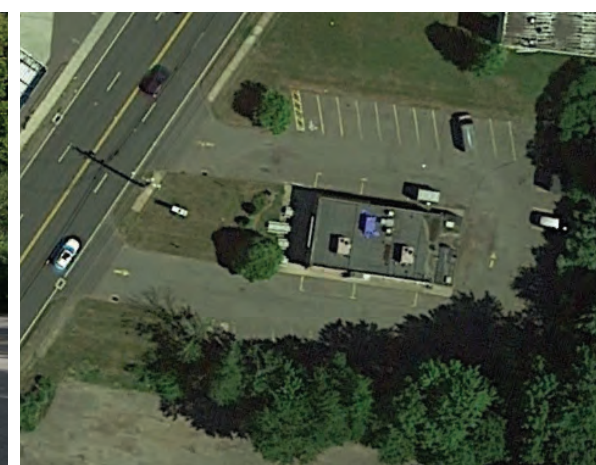
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Specifications

Address	226 Talcottville Road, Vernon, CT 06066
Total SF	±1,664
Free Standing	Yes
Site Acre	0.78 acres
Zoning	Commercial
Year Built	1977
Seating	65 plus a small front patio seating area
Parking	30-32 cars
Frontage	170' on Talcottville Road
Sale Price	\$395,000
Lease Rate	\$20.00 PSF NNN

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Area Demographics



Current Population

(1 Mile)	(3 Miles)	(5 Miles)
5,693	48,651	107,350



Average No. of Households

(1 Mile)	(3 Miles)	(5 Miles)
2,525	19,903	44,890



Average Household Income

(1 Mile)	(3 Miles)	(5 Miles)
\$110,101	\$95,961	\$93,817

TRAFFIC COUNTS

Talcottville Rd & Allan Dr	28,796 VPD
Talcottville Rd & Dobson Rd	21,588 VPD
Talcottville Rd & Pitkin Rd	33,822 VPD



Accelerating success.