

SALE

1191-1195 MAIN ST

East Hartford, CT 06108



PROPERTY DESCRIPTION

Located at 1191-1195 Main Street in East Hartford, this well-positioned property offers excellent visibility along a high-traffic corridor with over 20,000 vehicles passing daily. The building sits within the Business District zone, allowing for a wide range of potential uses, and has undergone numerous exterior and interior renovations, including new siding, windows, and doors. A strong retail tenant currently occupies the front 3,600 square-foot retail unit under a five-year lease. In addition, there is a vacant 3,000 square-foot ground-level space—ideal for a new retail tenant or an owner-user looking to establish or relocate their business. Above that, the property features an unfinished 2,800+ square-foot upper level that offers additional expansion potential, whether as an extension of the ground-floor space or as a future build-out for retail, office, or residential use. With 16 on-site parking spaces and split utilities already in place, the property is well-suited for flexible occupancy arrangements. Whether for investment or owner-occupancy, this offering presents a versatile opportunity in a prominent East Hartford location.

OFFERING SUMMARY

Sale Price:	\$550,000
Building Size:	10,011 SF
Lot Size:	0.48 Acres
Parking:	16 Spaces
Zoning:	B-5 (Business 5)
Utilities:	Gas/Public Water & Sewer
Year Built:	1833 (Front Building) 1984 (Rear Addition)

PROPERTY HIGHLIGHTS

- Prime Main Street With High Traffic Counts
- Potential For Retail or Residential Expansion
- Opportunity For Investor or Owner User
- Flexible Uses With Current Zoning
- Tenant Paid Utilities

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LISTING CONTACT

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FINANCIALS

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INCOME SUMMARY	CURRENT	PROFORMA
Hair Salon	\$43,200	\$43,200
Rear Retail Space (Vacant)	-	\$31,500
Upper Space (Vacant)	-	\$42,672
Vacancy Cost	(\$2,246)	(\$6,103)
GROSS INCOME	\$40,954	\$111,269

EXPENSES SUMMARY	CURRENT	PROFORMA
Taxes	\$15,317	\$15,317
Utilities	\$1,150	\$1,725
Insurance	\$7,850	\$7,850
OPERATING EXPENSES	\$24,317	\$24,892

* {DISCLAIMER} All financial information has been provided based on the owner's best knowledge. Pro forma figures are estimates only. Coldwell Banker Commercial makes no representations or warranties regarding the accuracy of this information. Buyers are advised to conduct their own due diligence and verify all financials independently.

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EXTERIOR

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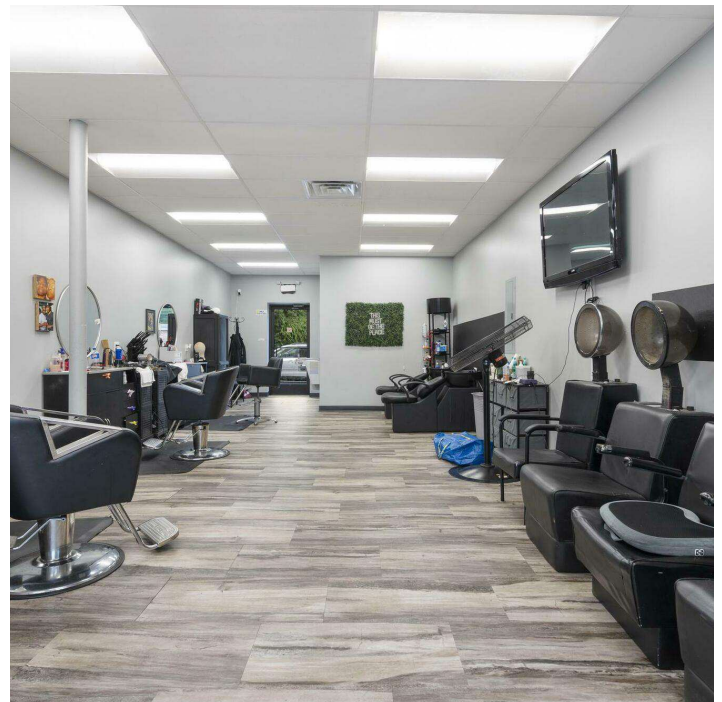
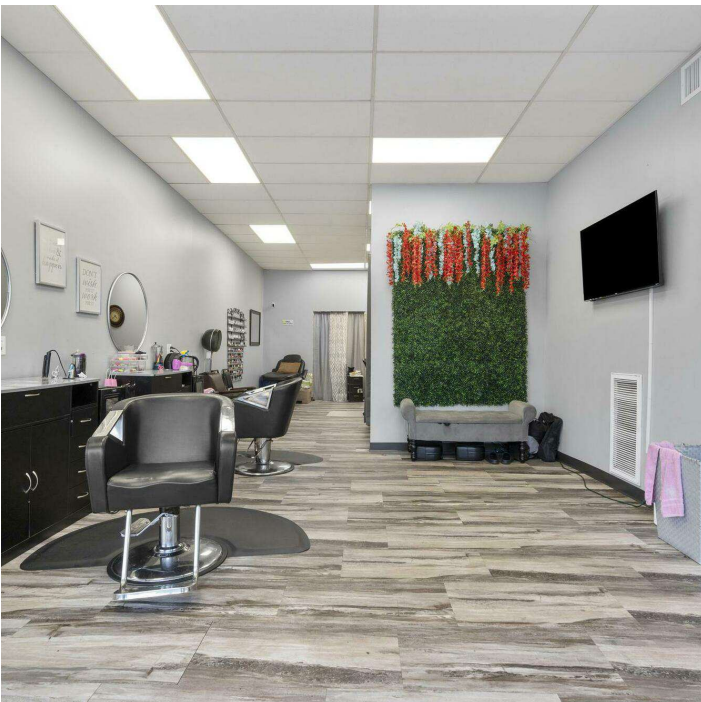
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FRONT RETAIL

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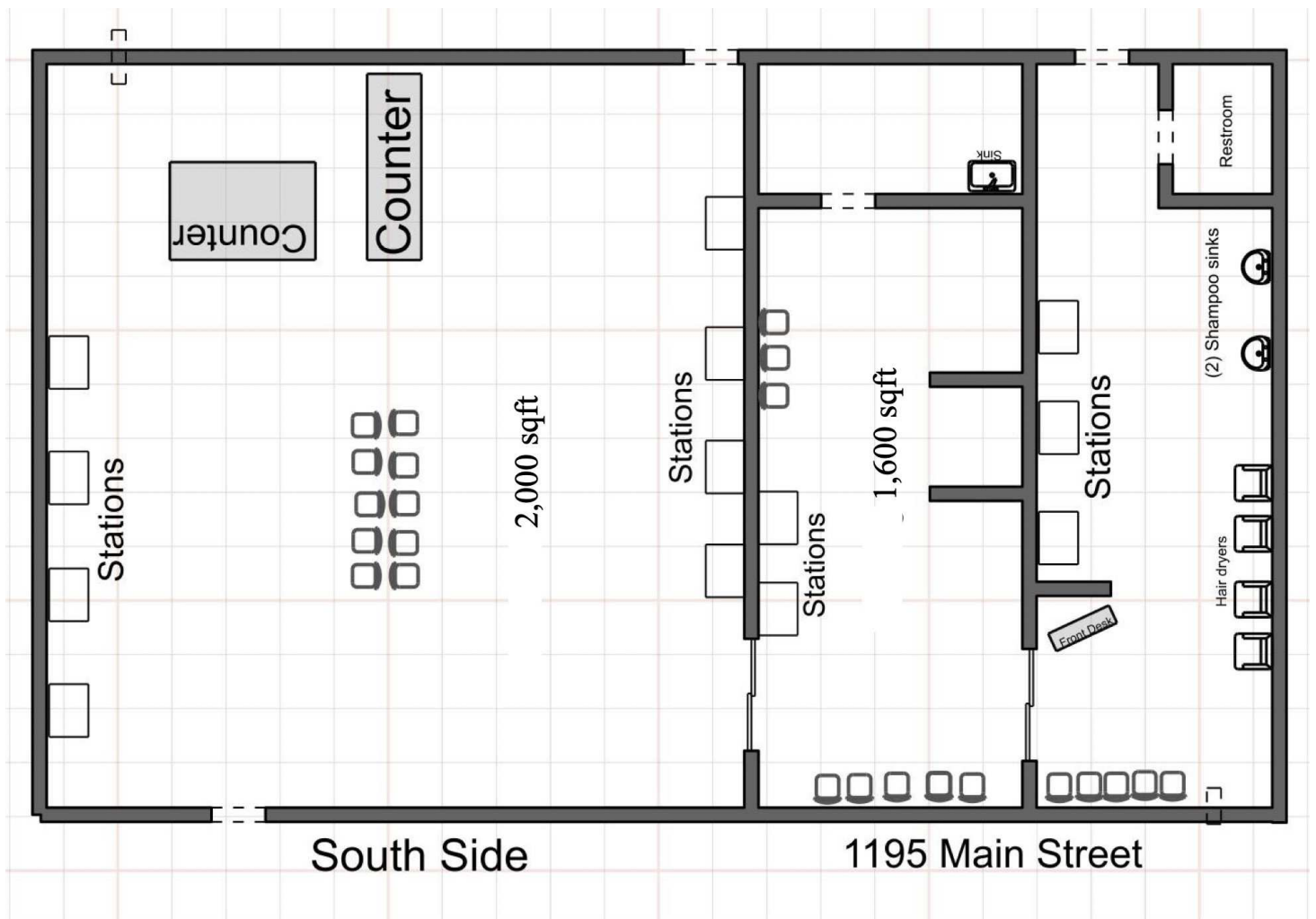


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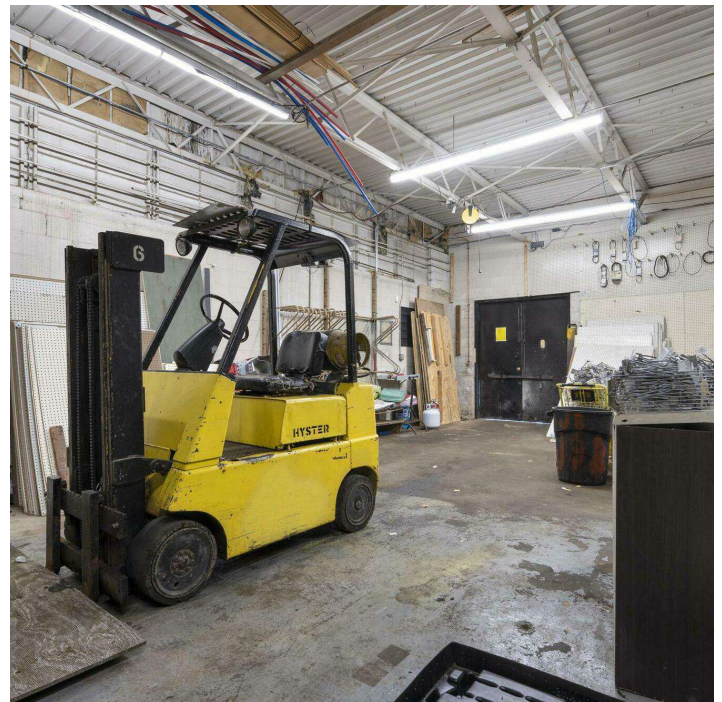
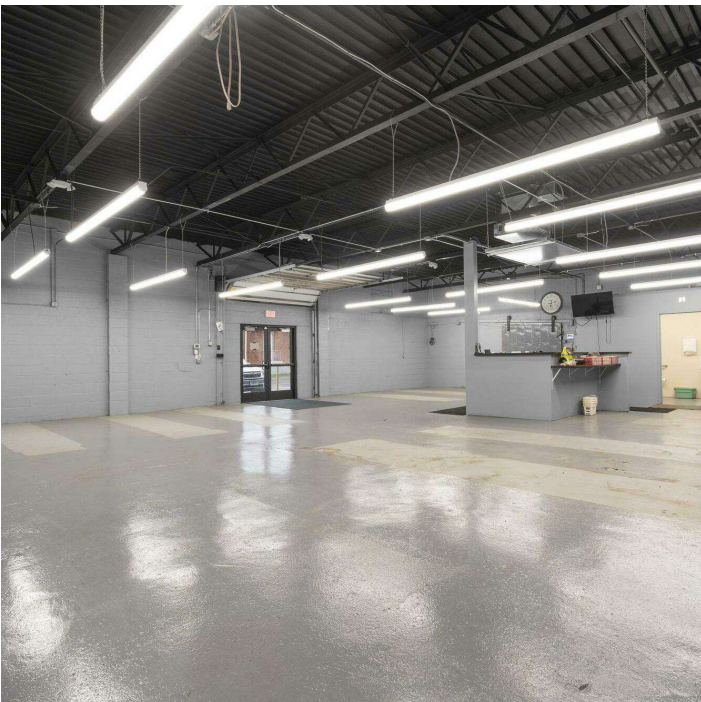


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REAR RETAIL

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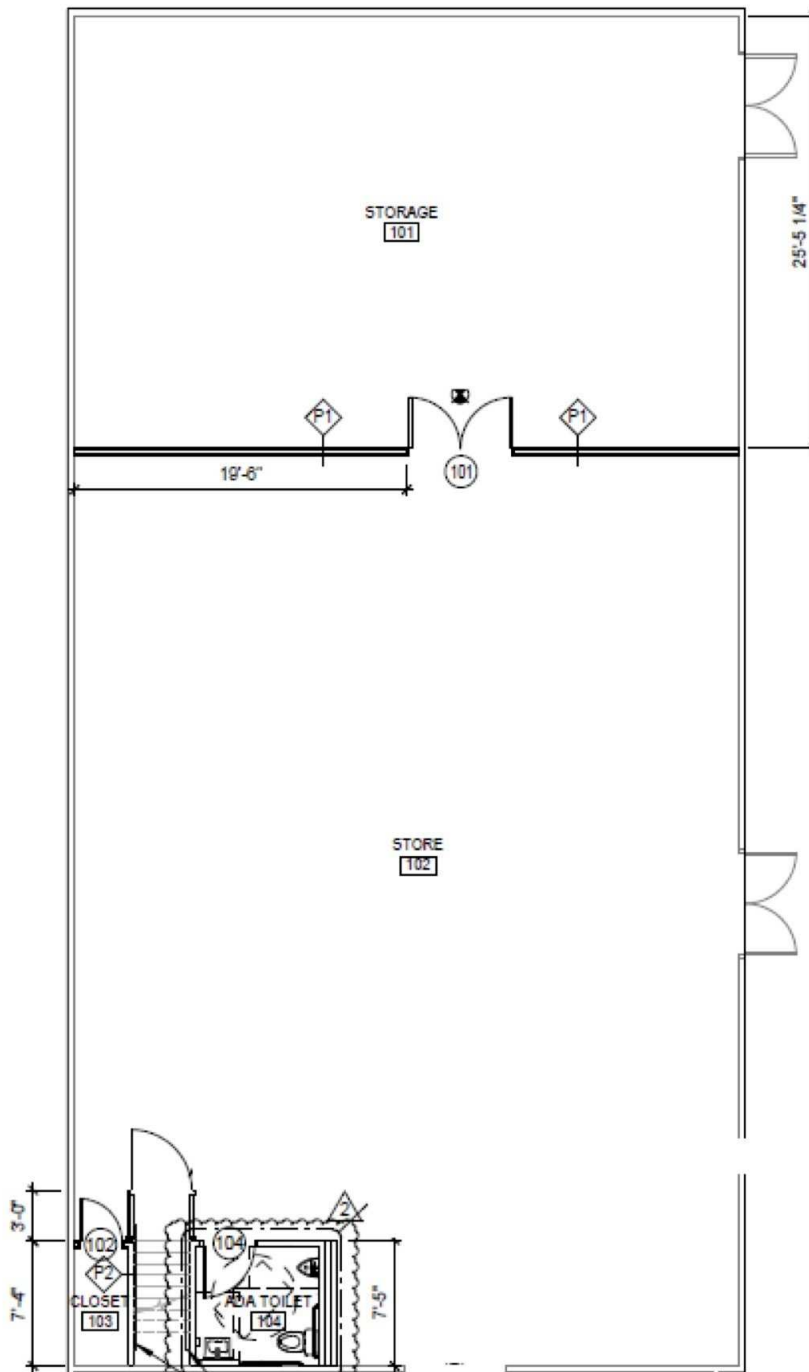


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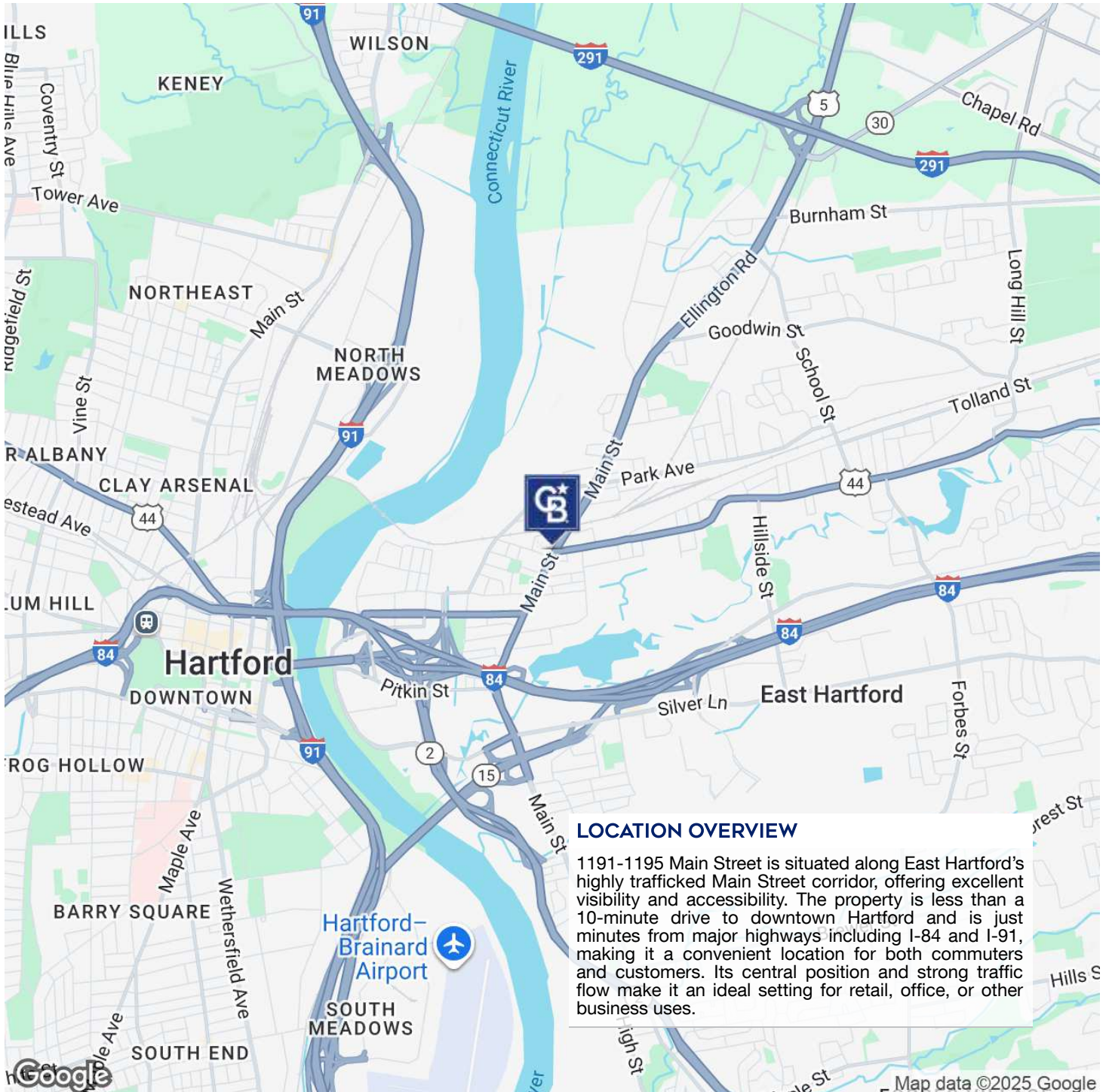


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MAP

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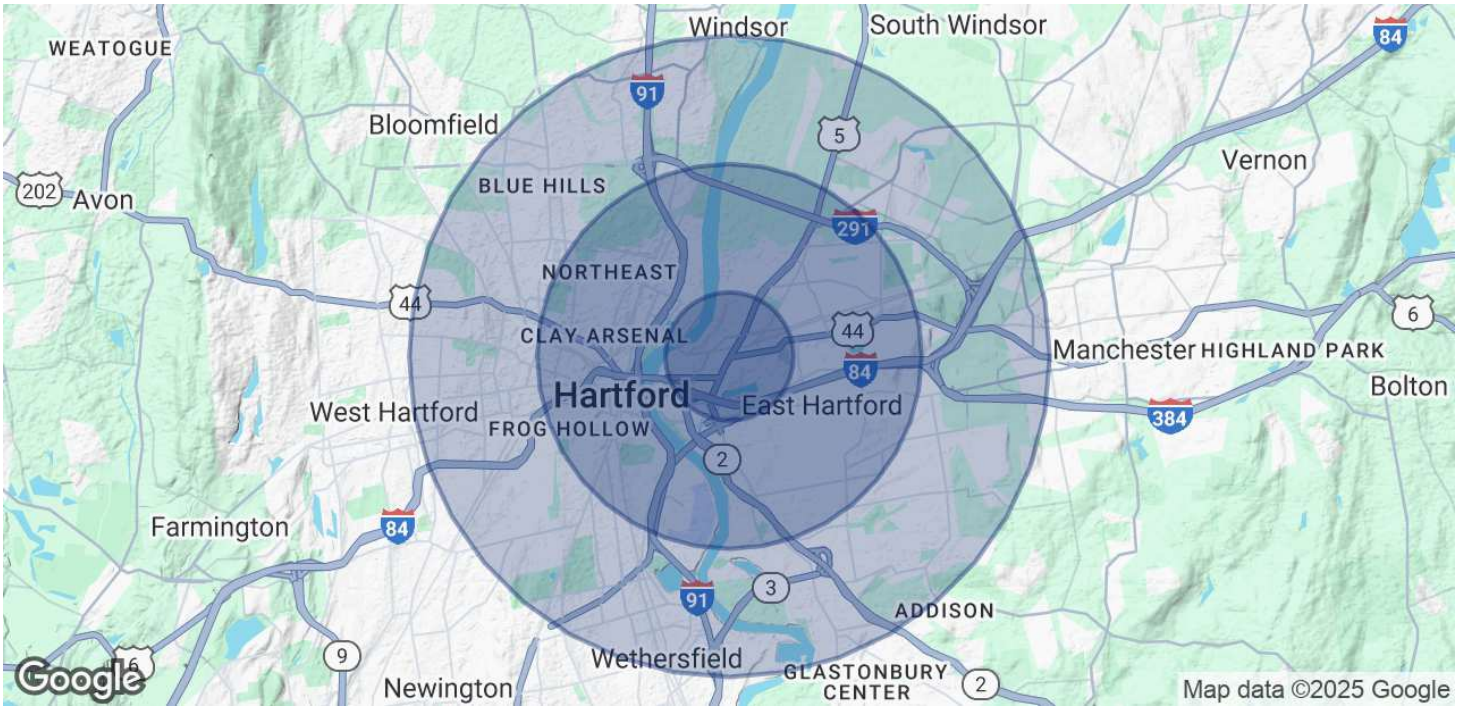
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,774	101,947	249,992
Average Age	40	37	39
Average Age (Male)	39	36	38
Average Age (Female)	42	38	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,439	40,588	99,256
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$69,759	\$62,675	\$84,498
Average House Value	\$221,698	\$251,902	\$283,107

Demographics data derived from AlphaMap

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