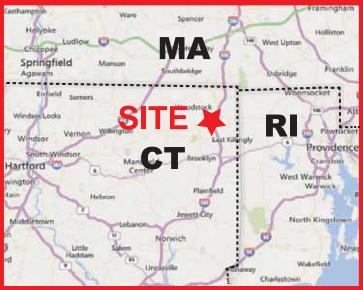
# RETAIL END CAPON ROUTE 44

40 PROVIDENCE PIKE, PUTNAM, CT 06260







#### AVAILABLE SPACE FOR LEASE

Retail End Cap: 6,200 SF

**Traffic Counts** 

Route 44: 9,238 ADT I-395: 23,765 ADT

### TRADE AREA DEMOGRAPHICS

Radius	Population	Med. HH Income
3 mile	12,110	\$ 56,166
5 miles	19,817	\$ 58,640
10 miles	85,113	\$ 57,000

# For additional information contact:

Commercial Real Estate Broker

Mark Sobel 508-280-4563 msobel@1stUSRealty.com



Office: 427 Columbia Road

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# RETAIL END CAPON ROUTE 44

40 PROVIDENCE PIKE, PUTNAM, CT 06260



1st U S Realty is pleased to offer a 6,200 SF retail end cap unit for lease in Putnam CT, part of a 3 acre strip center which sits at the signalized entry to a major regional shopping center on Route 44. Immediate co- tenants include Stop & Shop Gas Station and CrossFit Aspinock.

This highly visible location on Route 44 in Putnam benefits from its proximity to Interstate 395 and is accessed via the signalized entryway for a major regional shopping center. In addition to co-tenants Super Stop & Shop and Dollar Tree, nearby retailers also include Walmart, CVS, Advance Auto, Tractor Supply and Wendy's, creating a shopping magnet for this large trade area in northeastern Connecticut.



All information furnished is from sources deemed reliable but no warranty of representation is made as to the accuracy thereof and information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice. Inquiring parties should make judgements and decisions based solely on their own duediligence.

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