

RETAIL END CAP ON ROUTE 44

40 PROVIDENCE PIKE, PUTNAM, CT 06260



AVAILABLE SPACE FOR LEASE

Retail End Cap: 3,250 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



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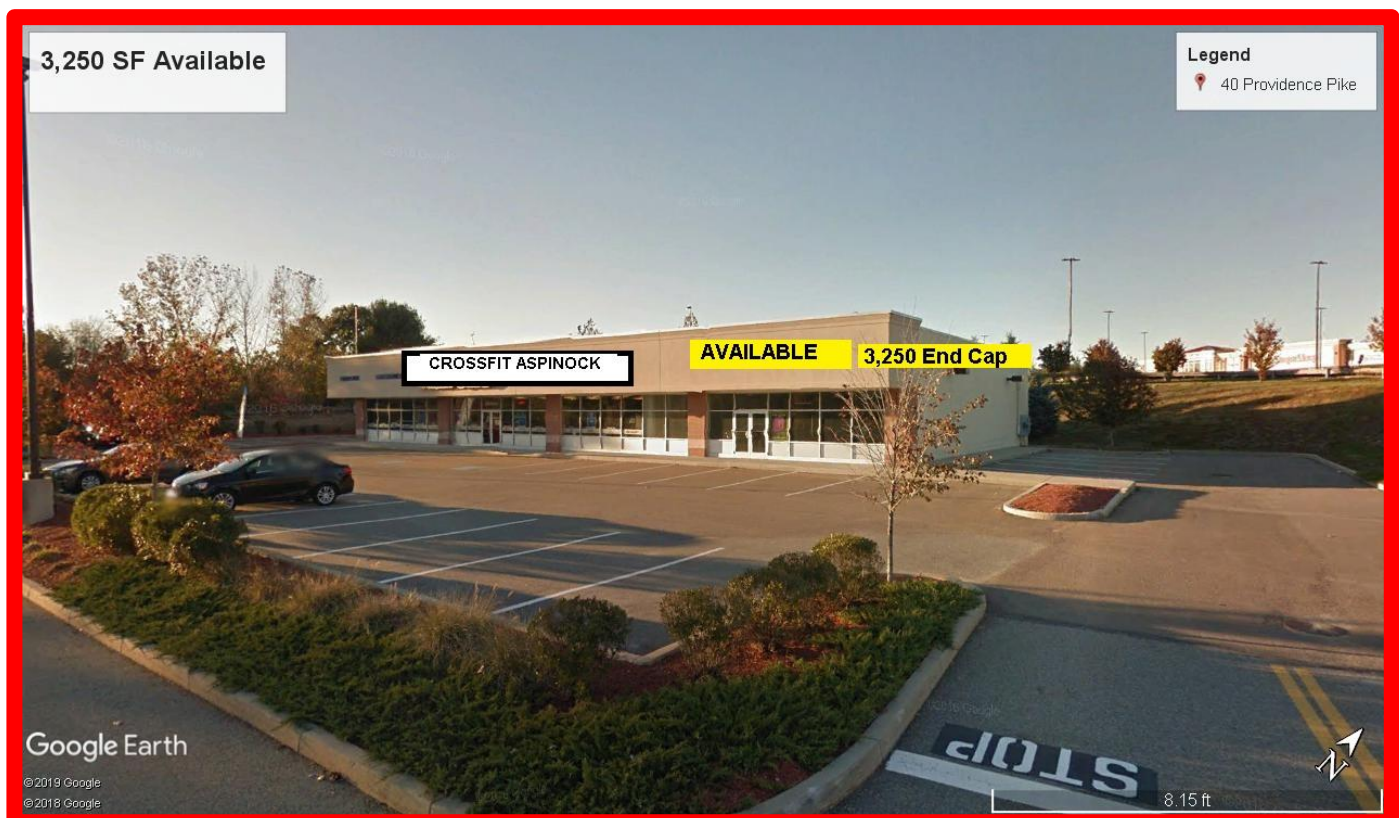
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1st U S Realty is pleased to offer a 3,250 SF retail end cap unit for lease in Putnam CT, part of a 3 acre strip center situated at the signalized entry to a major regional shopping center on Route 44. Immediate co- tenants include Stop & Shop Gas 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, Dollar Tree, and Runnings, nearby retailers also include Walmart, CVS, Advance Auto, Tractor Supply and Wendy's, creating a shopping magnet for this large northeastern Connecticut trade area.



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 due diligence.



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