



2049 Silas Deane Highway

2049 Silas Deane Highway, Rocky Hill, Connecticut 06067

Property Features

- 1,550 SF on the 1st Floor
- Up to 5,150 SF on the 3rd Floor
- Less than One Mile From I-91
- 175 Parking Spaces
- 16,300 Daily Traffic Count

Amenities

- Highly visible signage
- Custom build-outs/furnishing available
- Corner suites
- Storage options
- Paved walkways
- Snow removal



For more information:

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For Sale

Office



Property Summary

Sale Price:	\$225,000
Cap Rate:	7.85%
NOI:	\$17,661
Lot Size:	1.65 Acres
Building Size:	35,217 SF
Building Class:	B
Ceiling Height:	10.0 FT
Year Built:	1988
Renovated:	2018
Zoning:	C
Market:	Greater Hartford
Sub Market:	Rocky Hill
Cross Streets:	Parsonage Street
Traffic Count:	16,300

Property Overview

One 1300 +/- SF office condo. Includes 250 +/- of storage or possible usable space.

One 5150 +/- SF office condo occupied by an existing tenant.

Location Overview

Rocky Hill is one of the most desirable and thriving residential and business communities in Connecticut. Just eight miles south of the state capital of Hartford, CT, Rocky Hill is in the center of New England's Knowledge corridor. The building stands within a mile of I-91. In the immediate vicinity, various restaurants and retail stores line the roadway. Bradley International Airport, the CT Convention Center, Trinity College, UConn Law School, St. Joseph's College, University of Hartford, Rensselaer Graduate Center and Central Connecticut State University are all within 20 minutes as well. With easy access to major roadways and public transportation to go along with the very successful commercial businesses, Rocky Hill is a great location for business of any size.



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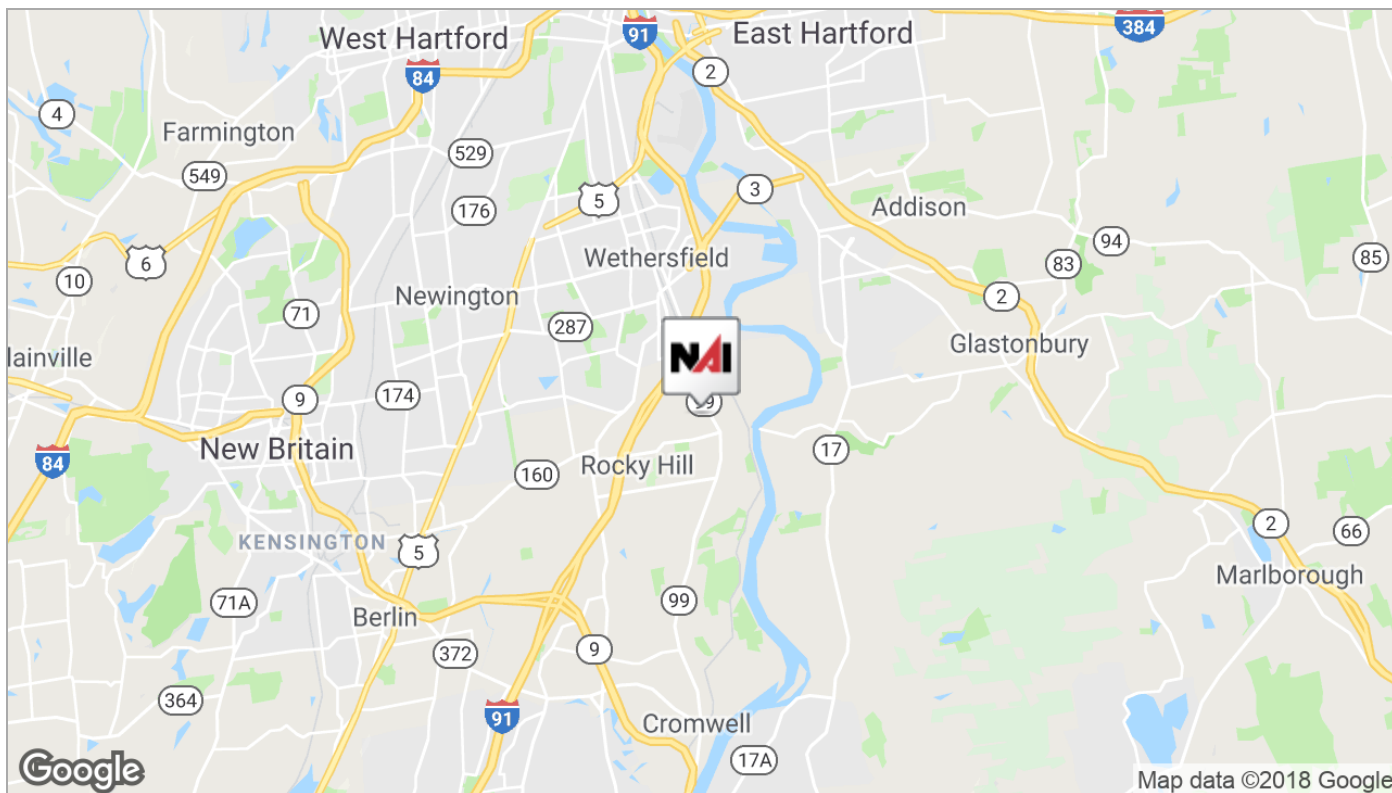
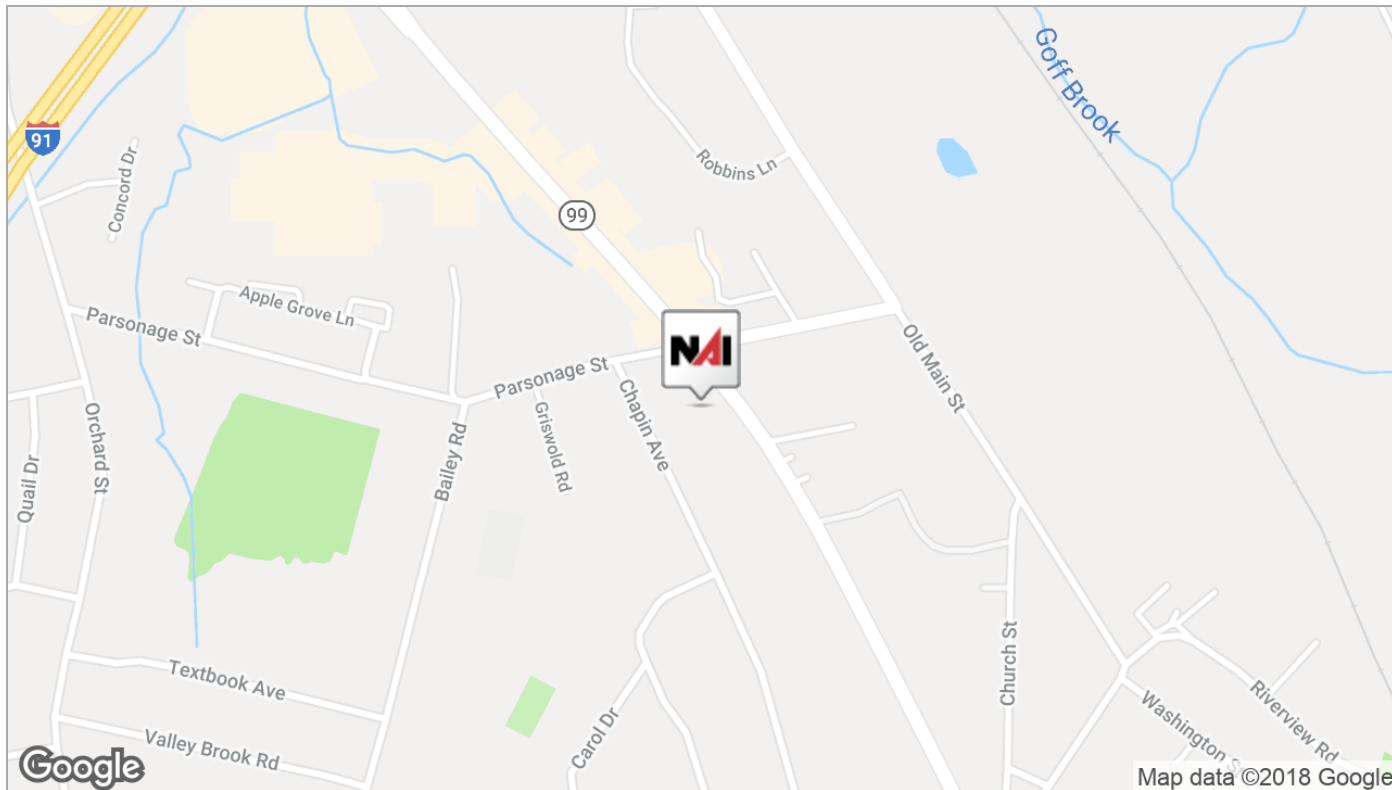
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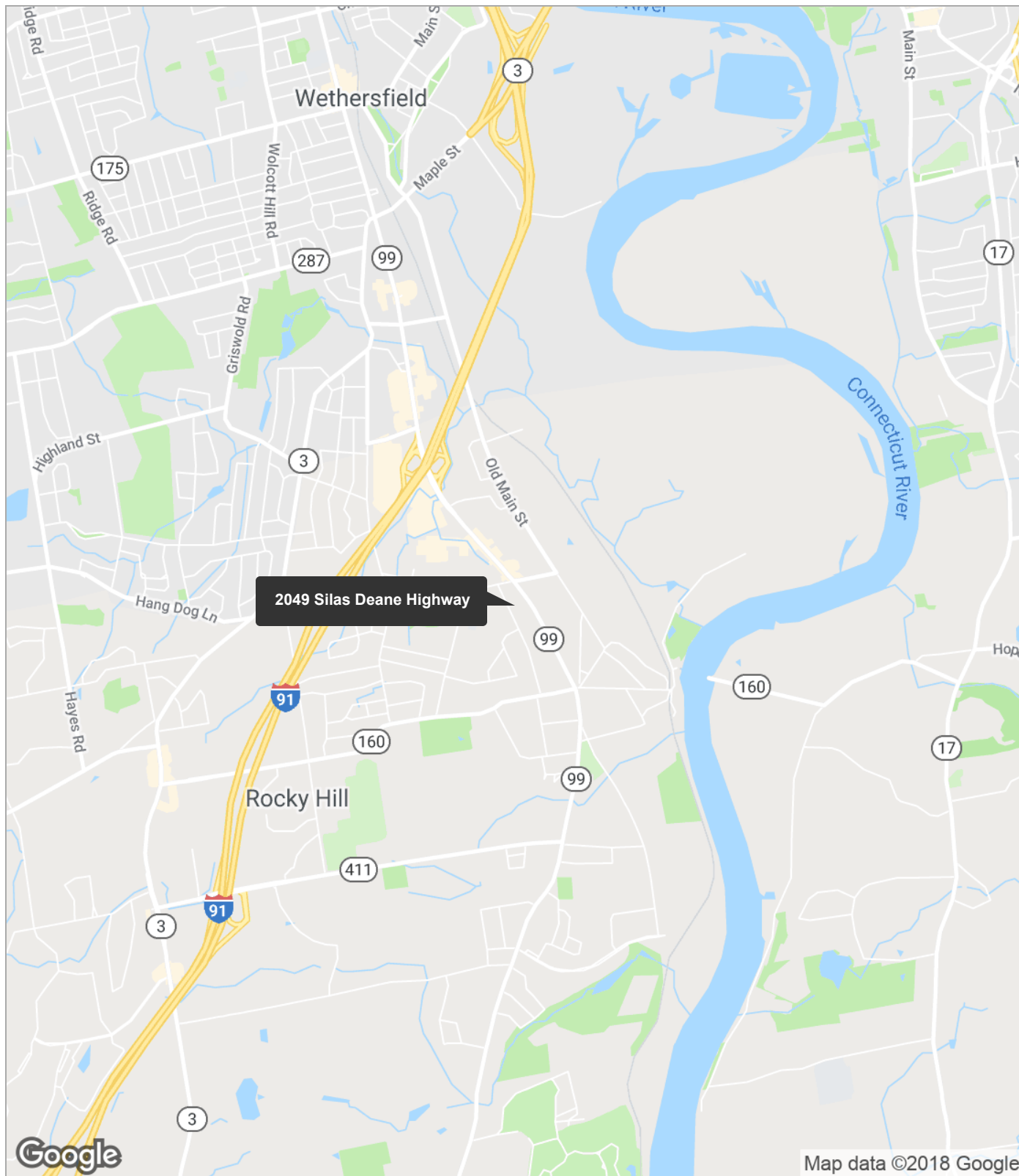
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Property Name:	Twenty Forty Nine Building LLC
Property Address:	2049 Silas Deane Highway Rocky Hill, CT 06067
Property Type:	Office
APN:	04-388
Lot Size:	1.65 Acres
Building Class:	B
Zoning:	C
Parking Spaces:	175
Parking Ratio:	5.0
Building Frontage:	
Cross Streets:	Parsonage Street
Year Built:	1988
Construction Type:	
Number Of Stories:	3
Average Floor Size:	
Foundation:	
Walls:	Drywall
Number Of Units:	20
Roof:	

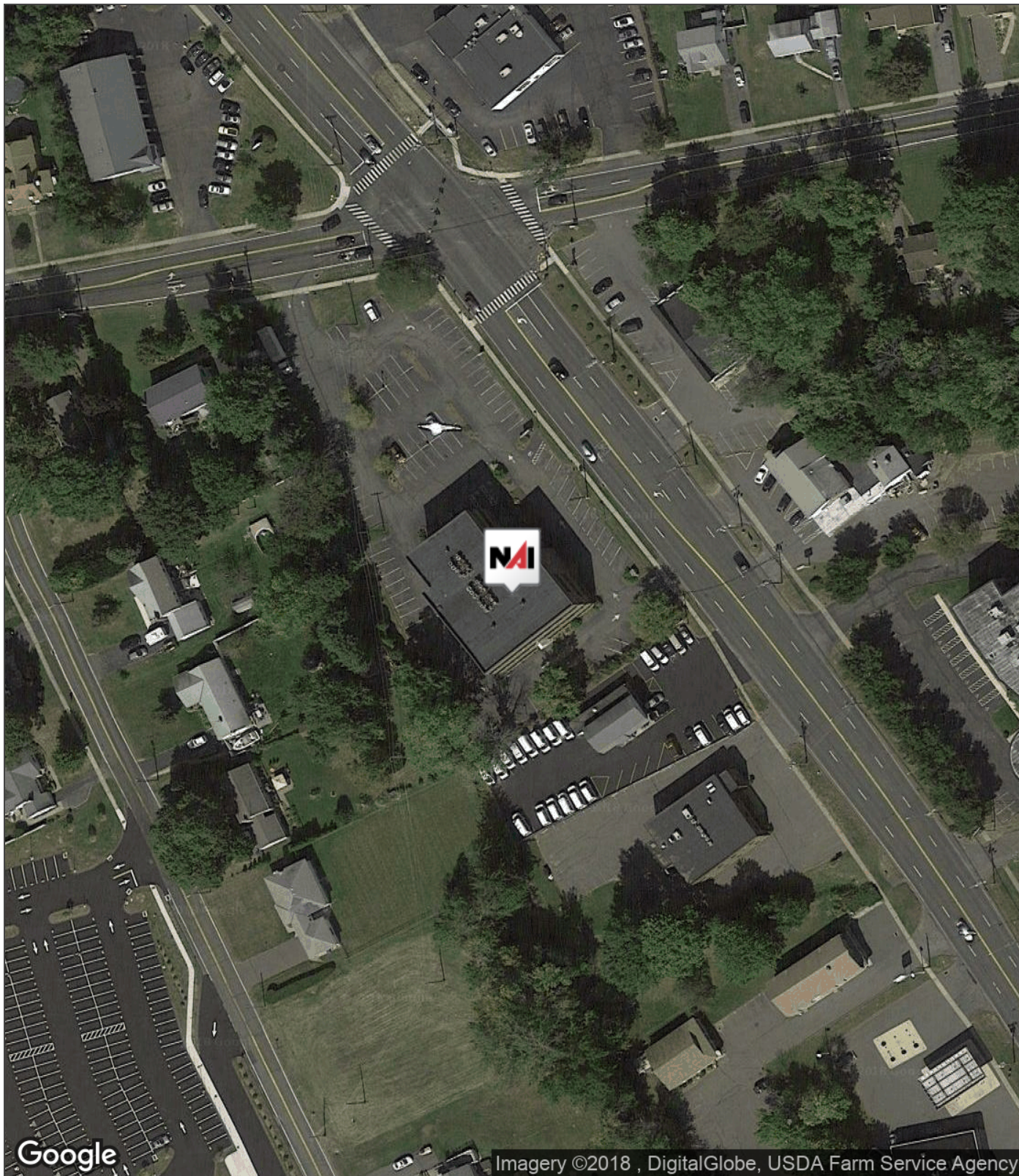
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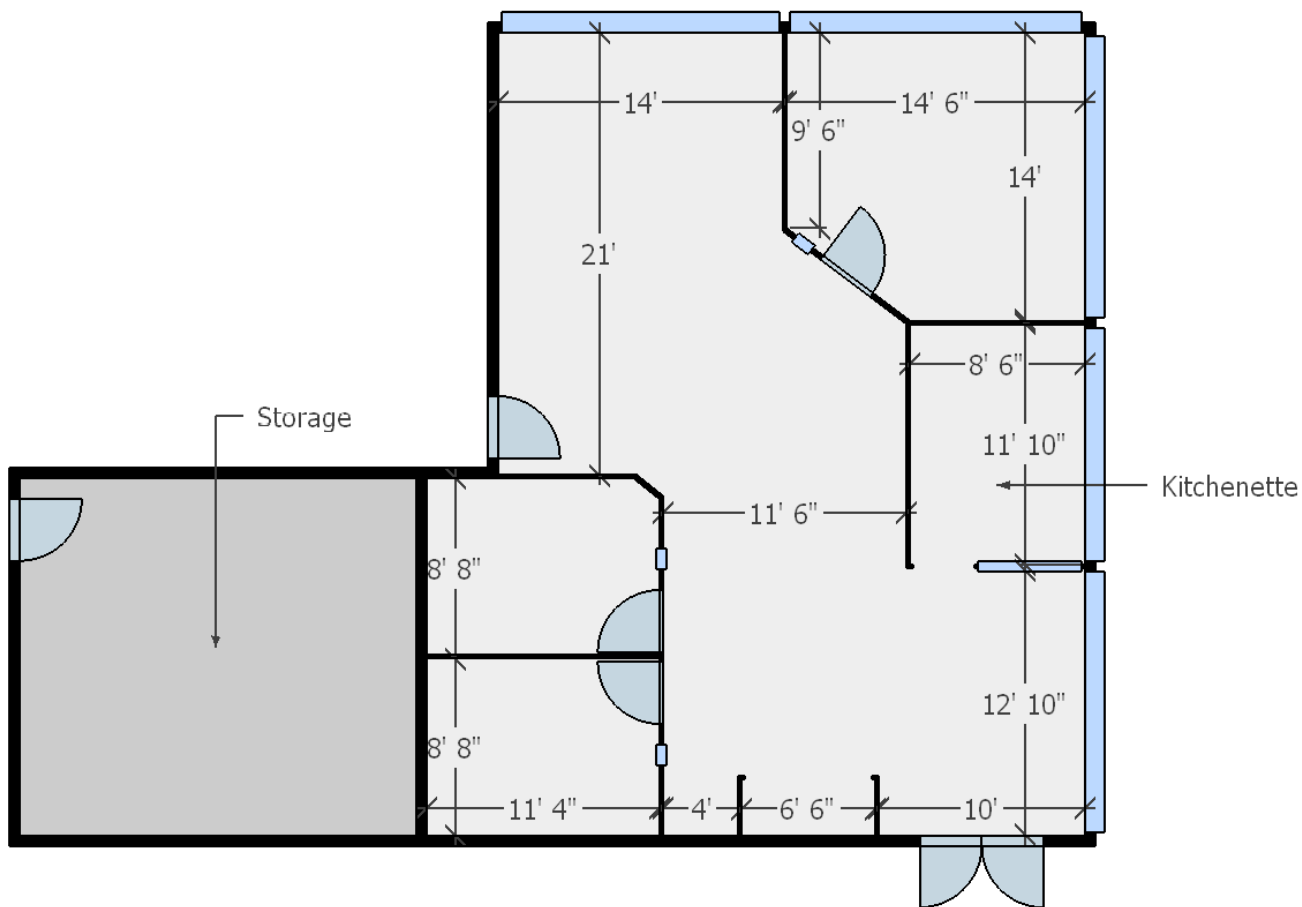
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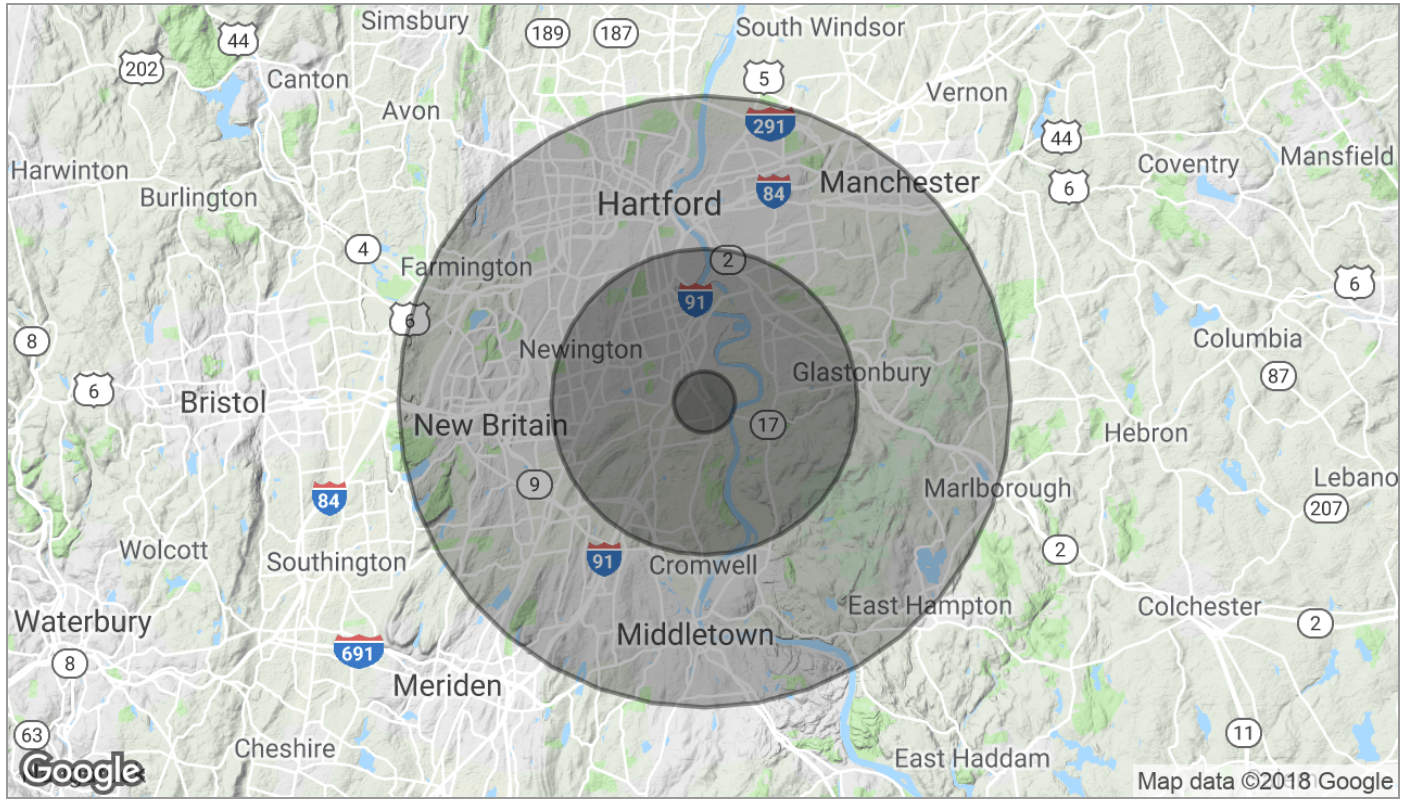
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Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	3,453	114,026	630,217
MEDIAN AGE	46.3	43.2	37.6
MEDIAN AGE (MALE)	44.9	41.5	36.0
MEDIAN AGE (FEMALE)	47.1	44.6	38.7
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,549	46,637	250,495
# OF PERSONS PER HH	2.2	2.4	2.5
AVERAGE HH INCOME	\$69,919	\$88,387	\$70,567
AVERAGE HOUSE VALUE	\$224,875	\$304,797	\$280,648
Race	1 Mile	5 Miles	10 Miles
% WHITE	83.3%	83.3%	64.7%
% BLACK	4.8%	5.5%	16.7%
% ASIAN	3.9%	5.4%	4.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.8%	0.1%	0.3%
% OTHER	4.5%	4.1%	11.0%
Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	7.7%	10.4%	21.3%

* Demographic data derived from 2010 US Census

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