



FOR SALE
NEW RENOVATED MULTI-TENANT RETAIL PROPERTY
WILLIMANTIC, CONNECTICUT

Location:	1315 Main Street Willimantic, CT 06226
Tenants:	Tenants include Dollar Tree, Planet Fitness, Moe's, Eblens, AT&T, The Fish Market, and Access Agency.
Shadow Anchor:	Super Stop & Shop
Building Size:	48,400 SF, plus two Pad sites of 1,290 SF and 2,061 SF, and ATM
Land Size:	5.5 Acres
Parking:	270 spaces
Tenant Terms:	Planet Fitness 15 Years Dollar Tree, Eblens, Moe's, and Access Agency 10 Years
2018 Renovations:	New Roof, Parking lot, HVAC, Electrical, Plumbing, Façade, Storefront, and all Tenant Build-outs
2019 Net Operating Income:	\$705,000
Price:	\$10,850,000
Cap Rate:	6.5%
Contact:	George Lee