



FOR SALE
KEY BANK
MANSFIELD, CONNECTICUT

Location:	596 Middle Turnpike, Storrs, CT 06268 <ul style="list-style-type: none">• Recently remodeled• Bank is located at the signalized entrance to the University of Connecticut• Strong deposits
Tenant:	KeyCorp
Corporate Guarantee:	Yes
Building Size:	2,852 SF with double drive thru
Land Size:	1.1 +/- acres
Parking:	25 spaces
Year Built:	1970
Lease Commencement:	September 21, 2005
Lease Expiration:	September 20, 2025
Options:	One (1) Ten Year Option – 102% of Previous Year
Rent:	\$73,787.40 with 2% Annual Increase
Expenses:	Absolute Net
Price:	\$1,430,000
Cap Rate:	5.15 %
Contact:	George Lee