

# 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

For additional information contact:

Commercial Real Estate Broker

Mark Sobel  
 508-280-4563

msobel@1stUSRealty.com

Office: 427 Columbia Road  
 Hanover, MA 02339  
 Mailing: PO Box 1261  
 Plymouth, MA 02362



www.1stUSRealty.com

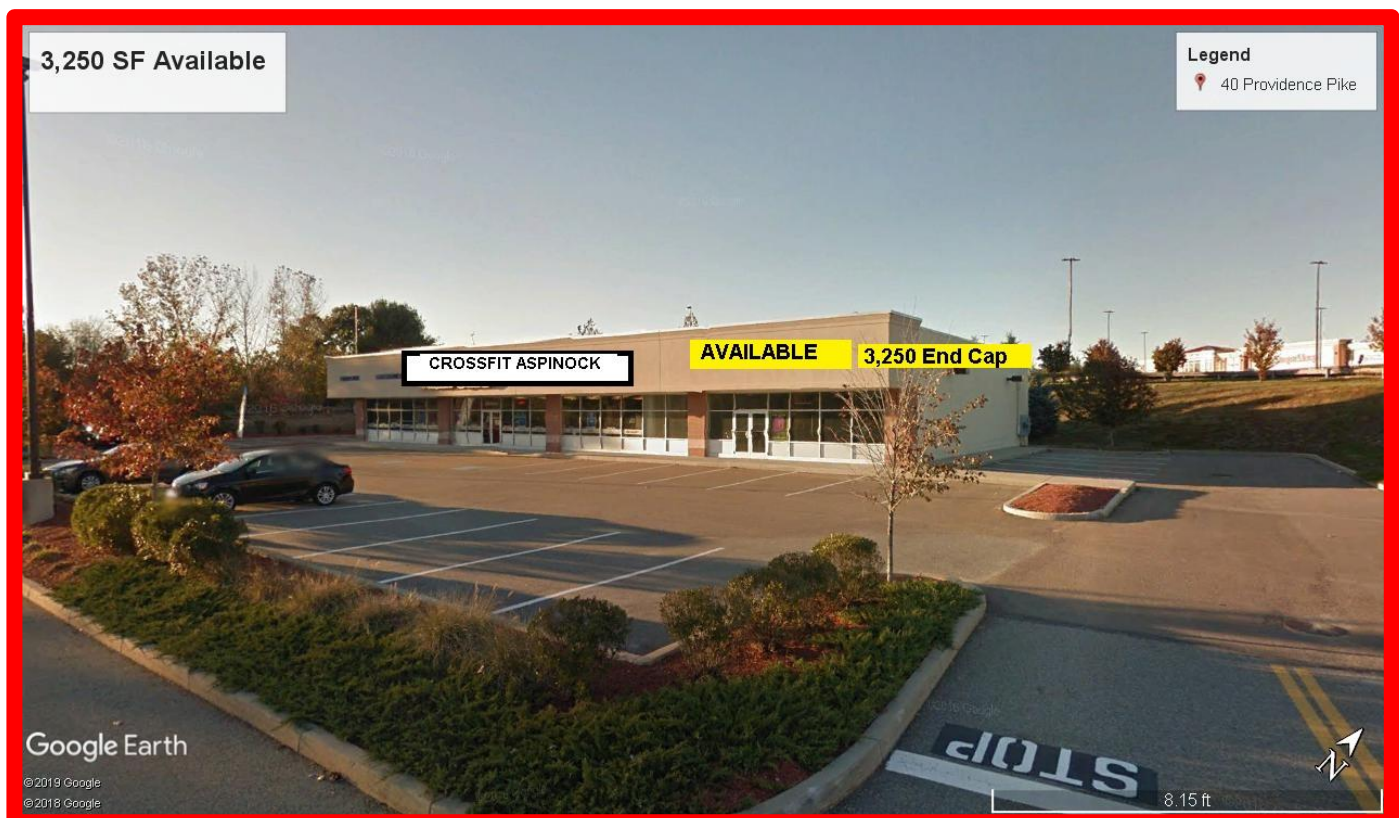
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1st U S Realty is pleased to offer a 3,250 SF retail end cap unit for lease in Putnam CT, part of a 3 acre strip center situated at the signalized entry to a major regional shopping center on Route 44. Immediate co- tenants include Stop & Shop Gas 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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