



**COMMERCIAL
CONNECTION**
Real Estate Services

FOR SALE

909 Prospect Street

Naugatuck, Connecticut 06770

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- For Sale \$1,450,000.00 - 7,500 +/- SF Retail Plaza
- NOI \$85,256 5.88 Cap – Projected Cap Rate 7.2
- 5 Store Fronts 4 -2nd Fl offices (2 offices available)
- Currently 6 Tenants – 1.55 Acres
- 10,600 Traffic Count - Built in 2018
- Tenants : Naugatuck Deli - Ploski's Liquor Store
Ploski's Convenience Store- The Color Boutique
Talk Therapy- Tattoo Pallor

Demographics

	<u>3 Mile</u>	<u>5 Mile</u>	<u>10Mile</u>
Population	53,309	153,849	380,440
Households	20,435	59,050	146,361



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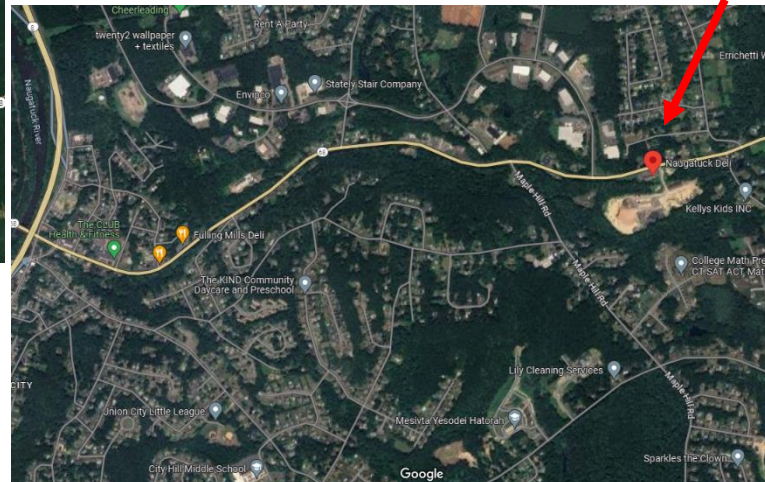
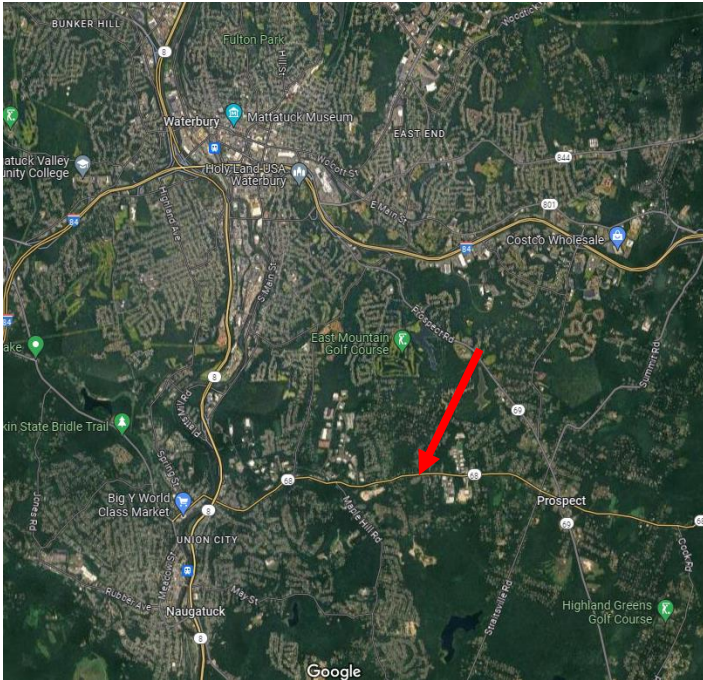
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Naugatuck Deli rent : \$ 1,960
 Ploski's liquor store \$ 4,718.74
 Ploski's store \$ 650.00
 The color Boutique \$1,335.74
 Talk Therapy office
 Carolyn Robinson \$ 1,000
 Tattoo parlor. \$900
 Total income \$126,756
 NOI \$85,256.00
 Cap Rate 5.88

Two 2nd fl offices available - \$1,000 each
 Fully leased 7.2 Cap Rate

Lawn and snow \$6,500 per year
 Insurance \$ 4,500 per year
 Tax \$28,000
 Outside light \$2,500
 The building is 7 years old