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FOR LEASE



200 New Hartford Road
Winsted, CT 06098

The Shops at LedgeBrook
105,000 +/- S/F Retail Center
Multiple Suites Available
Spaces from 834 +/- S/F to 16,100 +/- S/F
Total Available 29,418 +/- S/F
Join Stop & Shop, Webster Bank, Sophia's Pizza
15,500 VPD - Traffic Count
Asking \$16 - \$20 PSF + NNN



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	200 New Hartford Rd
CITY, STATE	Winsted, CT 06098

BUILDING INFO

Total S/F	105,499 +/-
Number of floors	1
Avail S/F	29,418 +/-
Minimum avail	834+/-
Total /avail docks	
Total/avail drive-in	
Ext. construction	Masonry
Roof	T & G / Rubber
Ceiling Height	
Date Built	1989

MECHANICAL EQUIP.

Air Conditioning	Central
Sprinkler / Type	Yes- Wet
Type of Heat	Heat / AC Packs

OTHER

Acres	13.79
Zoning	TG
Parking	Ample

TAXES

Assessment	\$10,931,830.00
Appraisal	\$15,616,900.00
Mill Rate	26.39
Taxes	\$288,490.00

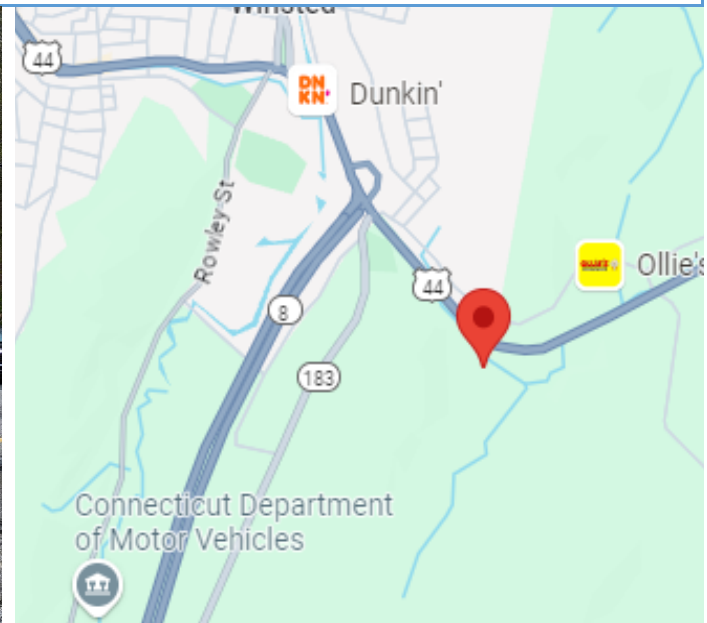
UTILITIES

Tenant to Verify

Sewer	City
Water	City
Gas	Eversource
Electrical	
Amps-Volts-Phase	

TERMS

Lease	\$16 - \$20 PSF + NNN
Nets	\$4.85 PSF



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THE SHOPS AT LEDGEBROOK TENANT ROSTER

01	AVAILABLE	2,000 SF	08	Stop & Shop	52,704 SF
02	Office Tenant	3,000 SF	09	AVAILABLE	4,419 SF
03	AVAILABLE	5,000 - 16,100 SF	10	Sophia's Pizza Restaurant	2,406 SF
04	AT&T Wireless	2,033 SF	11	AVAILABLE	834 SF
05	China Delight	2,033 SF	12	Ledgebrook Spirit Shop	7,788 SF
06	AVAILABLE	2,000 SF	13	Webster Bank	4,000 SF
07	AVAILABLE	2,000 - 6,065 SF	14	Stop & Shop Gas	800 SF



HIGHWAY ACCESS

Approximately 0.5 miles,
2 minute to CT Route 8



STRONG DEMOGRAPHICS

Average Household income over
\$115,000 within 5 miles.



TRAFFIC COUNTS

High Traffic counts with
+15,000 VPD on Route 44

