

10 West Main Street, Clinton

Possible Retail/Salon/Restaurant Space



FOR LEASE \$17/SF NNN

- ⇒ 1,400 SF-2,800 SF retail area with adjacent parking and rear additional parking lot—See Page 3
- ⇒ Acres: 1.19
- ⇒ Heating: Gas
- ⇒ Public Water & Septic
- ⇒ Frontage: 82 Ft.
- ⇒ Zone: B-3
- ⇒ Taxes: \$10,334.38
- ⇒ Traffic Count: 10,500
- ⇒ Year Built: 1950
- ⇒ High visibility at traffic light
- ⇒ Right across from CVS and new train station
- ⇒ 0.5 Mile from Clinton Marina & I-95



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INTERIOR PHOTOS & DEMOGRAPHICS



Handicap Accessible Restroom

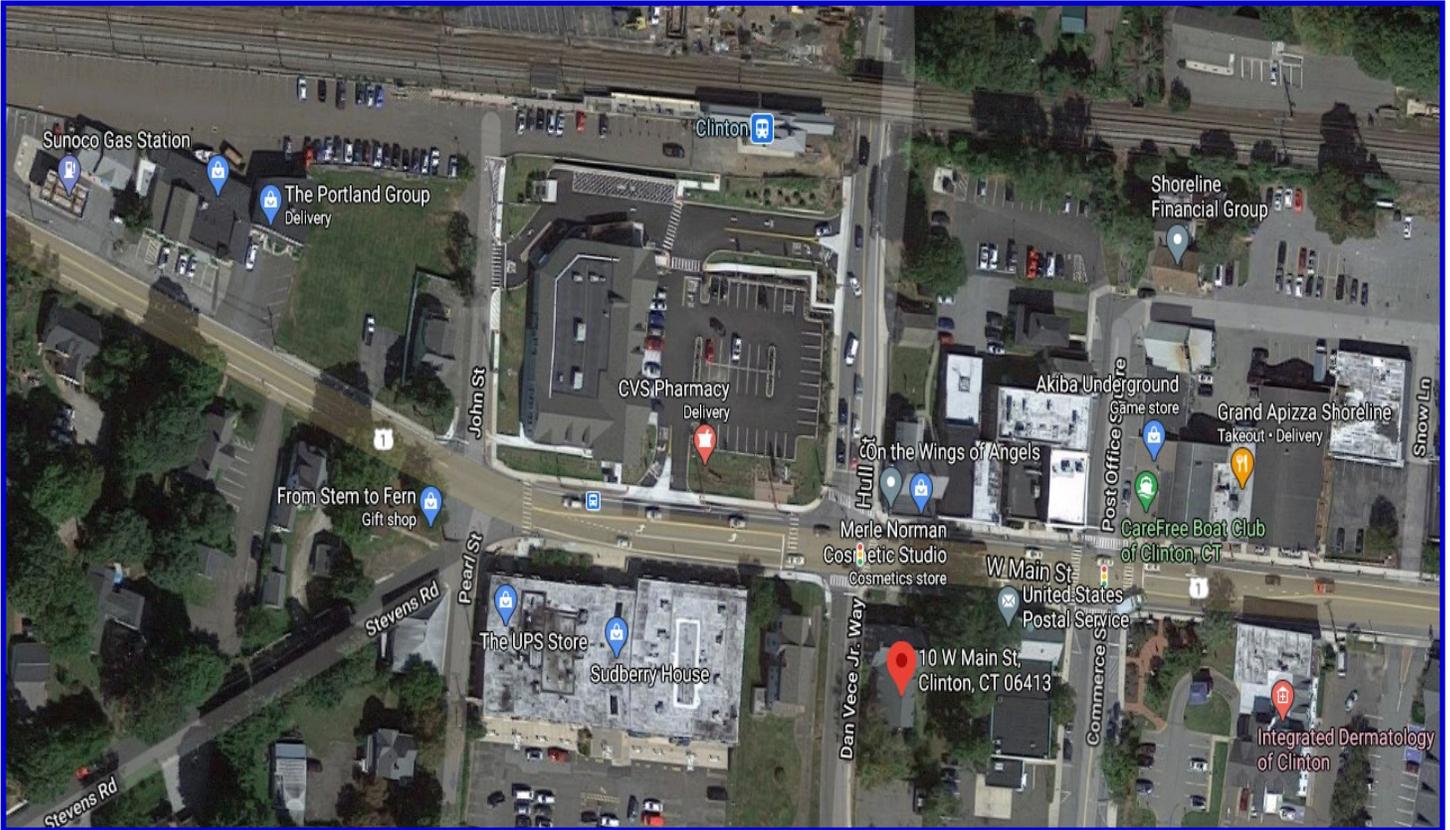


Large Outdoor Patio Opportunity on Side of Building—Contact to See

10 West Main Street, Clinton

Demographics	1 MILE	3 MILES	5 MILES
Total Population	4,309	15,591	28,509
Total Households	1,873	6,462	11,601
Average Household Income	\$94,257	\$109,401	\$122,701

AERIALS



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