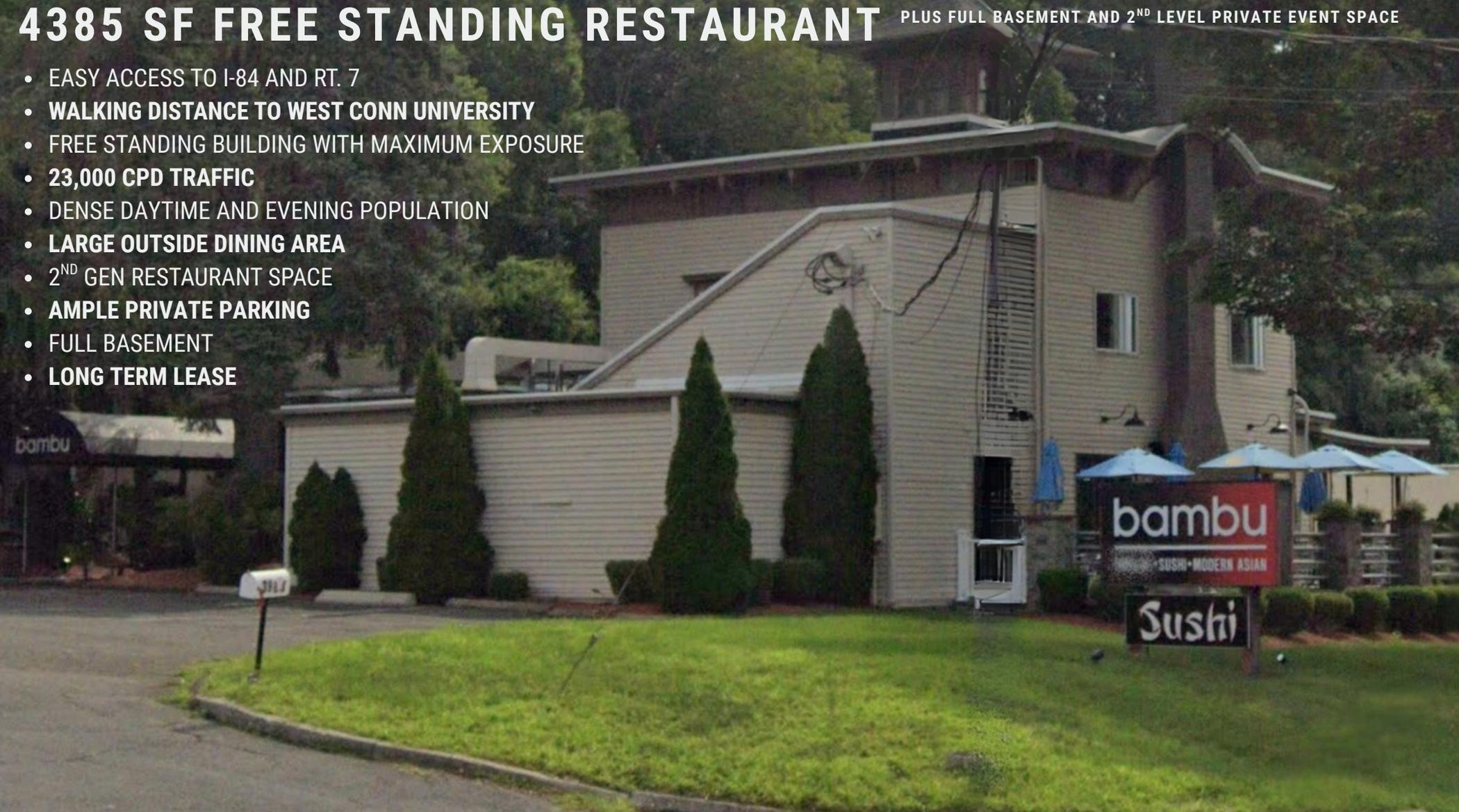


4385 SF FREE STANDING RESTAURANT PLUS FULL BASEMENT AND 2ND LEVEL PRIVATE EVENT SPACE

- EASY ACCESS TO I-84 AND RT. 7
- WALKING DISTANCE TO WEST CONN UNIVERSITY
- FREE STANDING BUILDING WITH MAXIMUM EXPOSURE
- 23,000 CPD TRAFFIC
- DENSE DAYTIME AND EVENING POPULATION
- LARGE OUTSIDE DINING AREA
- 2ND GEN RESTAURANT SPACE
- AMPLE PRIVATE PARKING
- FULL BASEMENT
- LONG TERM LEASE



FOR MORE INFO OR TO SCHEDULE A TOUR CONTACT:

ZACHARY TOMASIO
zach@hbsgre.com
(203) 556-6922

OR

DAVE CERVERO
dave@hbsgre.com
(860) 912-9713

Radius	Population	Average HH Income
1 - Mile	11,800	\$106,184
3 - Mile	65,600	\$134,854
5 - Mile	109,700	\$159,538

RESTAURANT ROW | 39 LAKE AVE EXT SECOND GEN 4385 SF FREE STANDING RESTAURANT

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DAVID CERVERO
dave@hbsgre.com
(860) 912-9713
ZACHARY TOMASIO
zach@hbsgre.com
(203) 556-6922