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Signalized intersection with 4 acre lot

512 WEST CENTER STREET | MANCHESTER, CT 06040

512 West Center Street is a 23,970 SF single-story building situated on 4.38 acres in Manchester, CT. The building was originally built as a single line sales and service facility. The showroom area is located at the approximate center of the building with service areas to either side. This location has high traffic counts, including 60,700 VPD at I-384 and Bidwell Street.

FEATURES

- 23,970 SF former automobile sales and service facility
- Easy access to I-84 & I-384
- Property can be sub-divided
- Signalized intersection
- General Business (GB) zoning

LEASE RATE

\$6.00 PSF NNN

SALE PRICE

\$1,895,000

BOB PAGANI, SIOR

860 616 4024

bob.pagani@colliers.com

RICH ABO

860 616 4011

rich.abo@colliers.com



Colliers International
864 Wethersfield Avenue
Hartford, CT 06114
860 249 6521



Specifications

Total SF	23,970
Free Standing	Yes
Office Space	5,364 SF
Ceiling Height	12'
No. of Floors	1
Drive in doors	27
Year built	1972
Zoning	General Business
Land	4.38 acres

Demographics

	POP	HH	AVG HH\$
1 Mile	7,652	3,151	\$60,949
3 Miles	67,298	27,919	\$72,762
5 Miles	138,386	57,1662	\$77,278

TRAFFIC COUNTS

I-384 & Bidwell Street 60,700 VPD
 Spencer Street & Channing Drive 15,200 VPD
 Spencer Street & Pascal Lane 15,900 VPD



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Contact us:

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