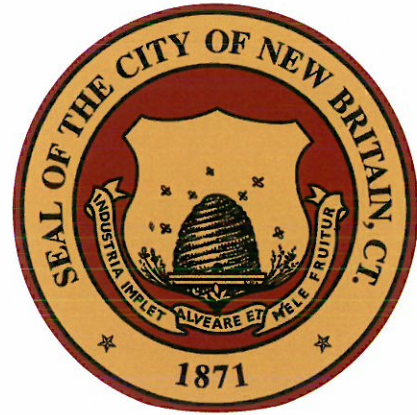


Downtown New Britain Development Opportunities

July 29, 2015

CEDAS CTFastrak Tour



Mayor Erin E. Stewart

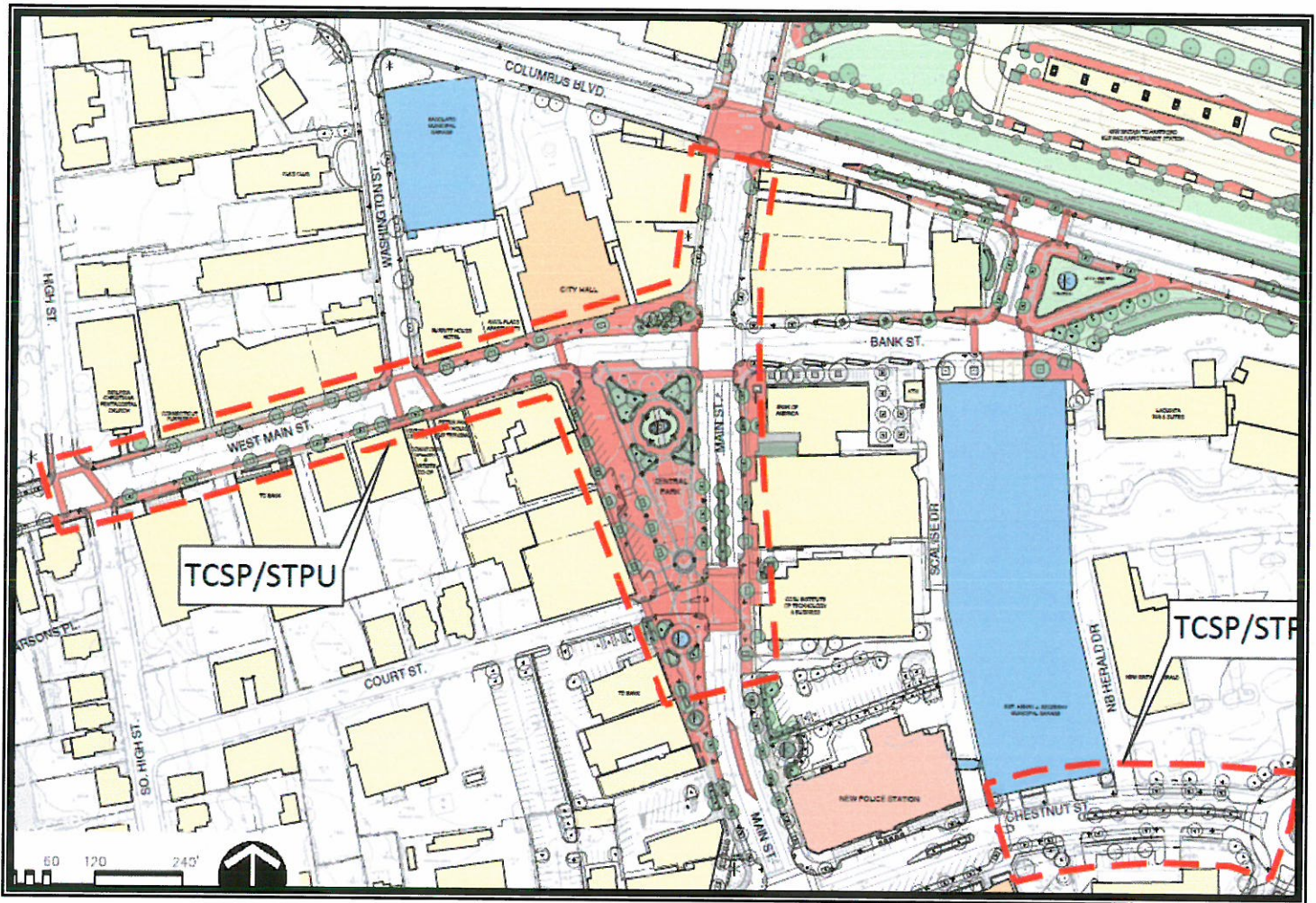
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DEVELOPMENT OPPORTUNITIES IN CLOSE PROXIMITY TO CTFASTRAK



Downtown Infrastructure Improvements - The City of New Britain is in construction of Phase III of the Downtown beautification project that is being overseen by the Mayor's office. The project includes the total redevelopment of Central Park, architectural pavers, new sidewalks, environmental "green space," a renovation of the Main Street bridge, as well as aesthetic improvements throughout the downtown core. Located in the Enterprise Zone and Entertainment District, the project is the final phase of the complete streets master plan. All work is scheduled to be completed by 2017.



Little Poland Festival

BROAD STREET—

”LITTLE POLAND”

Located approximately a quarter mile from CTFAstrak, this neighborhood is a true highlight when visiting the city. Little Poland offers European cuisine and business in the form of restaurants, delicatessens, travel, bakeries, specialty shops and culture. Visitors marvel at the daily hustle and bustle of true commerce. Located in New Britain’s Enterprise Zone.



BERKOWITZ BUILDING—608 MAIN STREET

Recently sold by the City of New Britain, the onetime blighted eyesore will soon be given life when its new owner begins renovation that will include market rate housing and retail located on the first floor. The 24, 500, four story square foot building sits at the threshold to Little Poland and offers business opportunities for both future tenants and entrepreneurs. Located in New Britain’s Enterprise Zone.



FORMER POLICE STATION, 125 COLUMBUS BOULEVARD – The site which is approximately 1/10 mile from CTFAstrak will be a significant development project that is sure to attract developers throughout the state and New England. Situated on 2.26 acres, the 70,000 square foot facility will be razed and environmentally cleansed in preparation for development. Under the direction of the Mayor's office and in coordination with state and federal partners, the property has "opportunity" written upon its new footprint. Located in New Britain's Enterprise Zone and Entertainment District.



TBI PROPERTY – 100 CHESTNUT STREET – Under private ownership, the 1.82 acre parcel is adjacent and sits to the south of the city's former police station. The City of New Britain spearheaded by the Mayor, has been meeting monthly with the owners to discuss a joint venture partnership, individualized investor relations and streamlining efforts to insure the highest and best use of the property. Located in New Britain's Enterprise Zone and Entertainment District. Privately owned, please call TBI at 860-224-9977 to speak with Leo Gagne.



ONE HERALD SQUARE

Privately owned and purchased approximately one year ago, the property is located adjacent to the city's former police station and TBI property. The former Herald Publishing Company building encompasses 30,800 sq. ft. on .78 acres. The own-

ers with the assistance of the Mayor's office and the Greater New Britain Chamber of Commerce have been facilitating discussions with prospective tenants that are interested in the site for a variety of uses including retail and production use. Located in New Britain Enterprise Zone and Entertainment District.



60 PEARL STREET

Privately owned by TBI Inc., the .89 acre parcel is adjacent to One Liberty Square and the Government Center. Prospective tenants have the opportunity to be a part of a brand new retail, office or commercial center designed, constructed and managed by one of Connecticut's development leaders. The parcel is located in New Britain's Enterprise and Entertainment District. For additional information, please call TBI Inc. at 860-224-9977 to speak with Leo Gagne.

285 COLUMBUS BOULEVARD



The former Tufano Auto Sales property is located in New Britain's Enterprise Zone and Entertainment District and offers a tiered facility consisting of a showroom, offices and auto repair center. The 18,000 square foot facility is located on 2.42 acres. Privately owned. Call Don Sagarino, at 860-836-8711.



THE PLAZA – 1 ACMAT SQUARE

235 MAIN STREET

Downtown's Class A office space is being offered at a very competitive price on a leasing basis. The building offers space on its base floor and upper story floors that offer exceptional panoramic views. The pristine offices offer a multitude of amenities that include private offices, bath and shower facilities, exquisite architecture, private conference rooms and more. The Plaza is adjacent to New Britain's Szczesny Garage and approximately 1/10 mile from CTfastrak. Located in New Britain's Enterprise Zone and Entertainment District. Call Ian Fishkin , Esq., HJ Development at 212-216-0974



FORMER BURRITT BANK BUILDING, 257 MAIN STREET

Literally a short walk, 1/10 mile from CTfastrak, the former bank building with a total of 37,000 square that includes adjoining retail space has been vacant and under-utilized for many years. Although still in good condition, the building is now for sale and opportunities exist for the right developer, entrepreneur, restaurateur or investor to create their own vision. Located in New Britain's Enterprise and Entertainment District. Call Amodio Real Estate Company at 860-674-8908 for additional information.



FORMER MITCH'S PLACE 227 MAIN STREET

Located in the Downtown Core, the former 25,000 square foot retail store offers an additional 15,000 square feet on its second floor. The site was also home to the former D&L retail store that was a retail institution for many years. Currently under-utilized as a Flea market, this location offers much potential for the right user. Suitable for retail, office, theatre and other, the building is located in New Britain's Enterprise Zone and Entertainment District. Privately owned. Please call the Mayor's office at 860-826-3033 for additional information



THE ANVIL BUILDING, 51 WEST MAIN STREET – Located next door the City Hall, the building offers leasing opportunities on its 10,000 square foot main floor that was once home to New Britain’s oldest banking institutions. This building has been fully restored to accommodate housing on floors 3 -6. The interior boasts marble and limestone flooring and walls, exquisite palladium style windows, cathedral ceiling and second floor balcony. An excellent opportunity for those seeking a “one of a kind” office, retail or commercial space. Located in the Enterprise Zone and Entertainment District. Privately owned, Please call the Mayor’s office at 860-826-3303 for additional information.

COURTLAND ARMS BUILDING, 57 COURT STREET - City owned in the past year, this four story, 20,500 square foot former apartment building is in need of a total restoration. Located 2/10 mile from CTfastrak and located in Downtown, the building, built in 1925 offers beautiful stone façade architecture and the developer looking for a residential investment with great potential need look no further. All inquiries should be directed to the Mayor’s office. Located in New Britain Enterprise Zone and Entertainment District.



57 Court Street



THE HATCH BUILDING, 24 WASHINGTON STREET

The Hatch Building name is derived from a former longtime tenant, "The Hatch Insurance Company". At one time the home of the New Britain Chamber of Commerce, this two story 8,150 square foot building is owned by the City of New Britain. In New Britain's Downtown, the building is in need of extensive rehabilitation and has been vacant for a number of years. A major selling and investment point is the off street parking that can accommodate 20 vehicles. The City of New Britain's Municipal Garage is directly across the street for additional parking. All inquiries should be directed to the Mayor's office at 860-826-3303. This property is also located in our Enterprise Zone and Entertainment District.



ONE COURT STREET –Located in Downtown New Britain, the four story building is the former home to an architectural firm. The building houses the Greater New Britain Chamber of Commerce and the New Britain Herald Newspaper. The second and third floors are available for lease, each approximately 8,000 per floor. Handicapped accessible and located in New Britain Enterprise Zone and Entertainment District. Contact Dean Martineau of Capstone Properties at 401-454-4660 x 320



135 EAST MAIN STREET– Site of the former Taco Bell Restaurant, the building is approximately 3,200 square feet and sits on one acre of land. Offers a drive through window and immediate access to New Brite Plaza (New Britain’s largest retail plaza) and Rte. 9/72 and 84. The property is also located in our Enterprise Zone. Call 860-757-3379 for additional information on the property.

Points of Interest in Close Proximity to CTfastrak

City Hall 27 West Main St.

CCSU ITBD Business Incubator – 185 Main St.

New Britain Industrial Museum – 185 Main St.

Public Safety Building- Police Department – 10 Chestnut St.

Trinity on Main Theatre – 69 Main St.

Hole In the Wall Theatre – 116 Main St.

New Britain Museum of American Art – 24 Lexington St.

Walnut Hill Park

