

COMMERCIAL



CONNECTION  
REAL ESTATE LLC

# FOR SALE

## Gallery Cinemas

### 396 Old Hartford Rd Colchester CT

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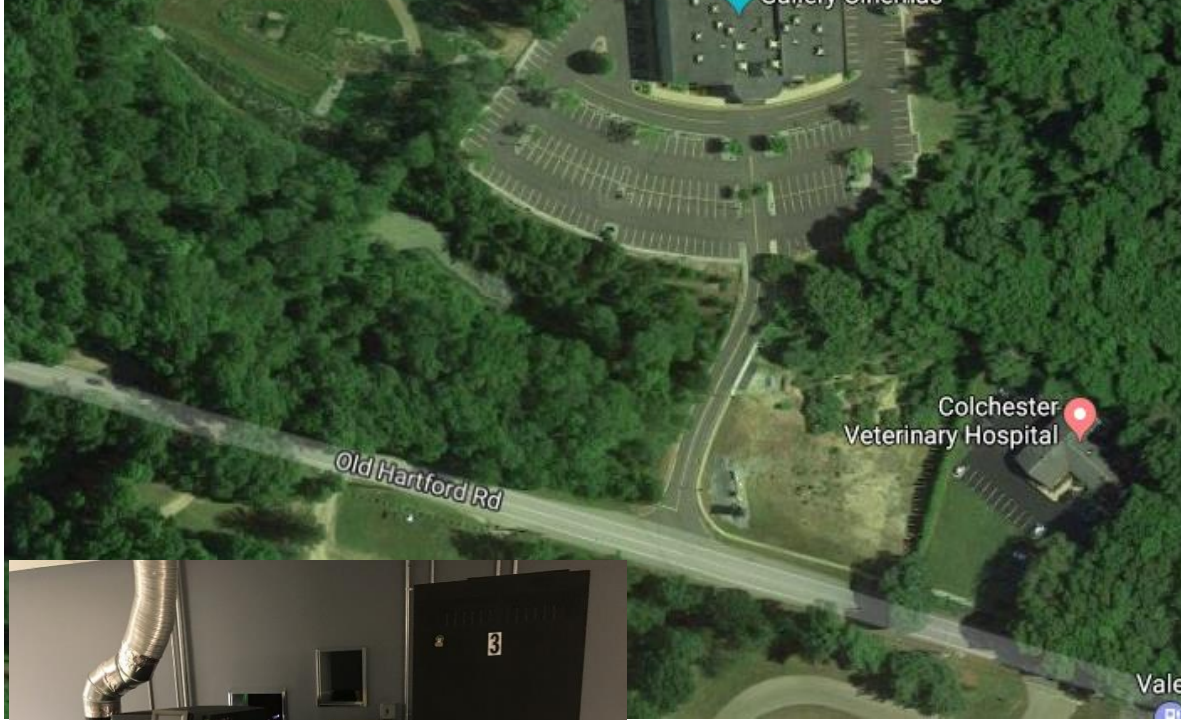


- **Business / Property For Sale - \$3 Million**  
( Confidential Listing)
- **6 Plex - Digital – 820 seat Theater built in 1999**
- **19,742 SF Building on 10.88 Acres**
- **Ticket Sales / Concessions (estimate) \$1,200,000.00**
- **Full Sprinklered – City Water & Sewer – Propane Heat**
- **Parking Lot recently repaved**

### Demographics

	<u>3 Mile</u>	<u>10 Mile</u>	<u>15 Mile</u>
Population	10,273	66,382	216,135
Households	4,150	26,316	87,782
Average Income	\$103,622	\$121,609	\$105,057





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