

# DEVELOPMENT SITE AVAILABLE

39 Prospect Hill Road (Route 5), East Windsor, CT



## PROPERTY OVERVIEW | GROUND LEASE / BUILD-TO-SUIT / SALE

**ADDRESS** 39 Prospect Hill Road (Route 5), East Windsor, CT 06088

DETAILS	FEATURES
<b>LOT SIZE</b> 1.73 Acres	<ul style="list-style-type: none"> <li>• Strategically located just off Interstate-91 (Exit 44)</li> <li>• Excellent visibility from Route 5 and I-91</li> <li>• Heavily trafficked area with over 18,000 VPD</li> <li>• Only 7 miles from Bradley International Airport (BDL)</li> <li>• Surrounding retailers include, M&amp;T Bank, KFC/Taco Bell, Wendy's, Walmart Supercenter, Dunkin and Baymont by Wyndham.</li> </ul>
<b>TYPE</b> Ground lease, build-to-suit, or sale	
<b>UTILITIES</b> Sewer and water available	
<b>USE</b> Retail, restaurant, medical, office or gas station/convenience Potential for electronic sign or cell tower	

New England Retail Properties Inc. | 150 Hartford Ave. Wethersfield, CT 06109 | info@newenglandretail.com | 860.529.9000



**EXCLUSIVE BROKER**

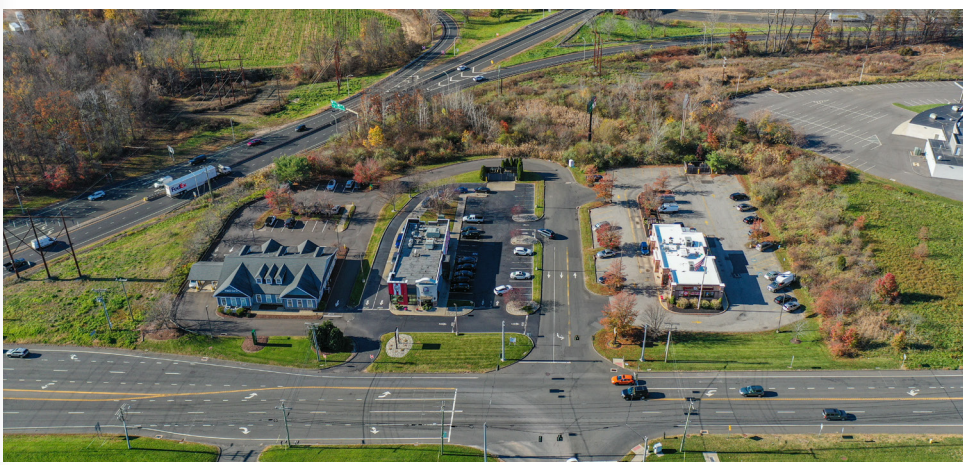
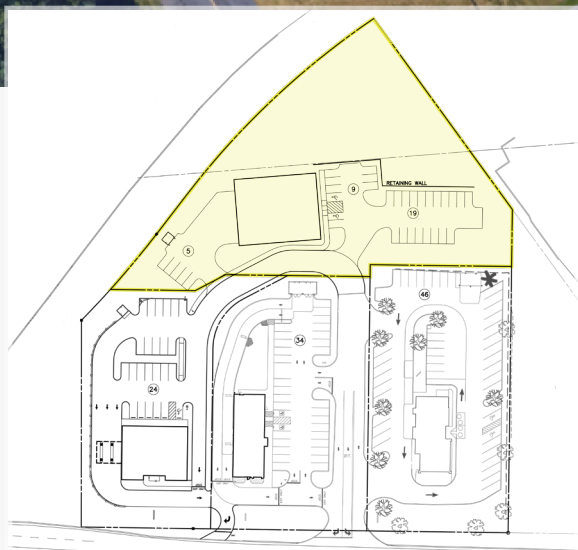
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**PROPOSED SITE PLAN**



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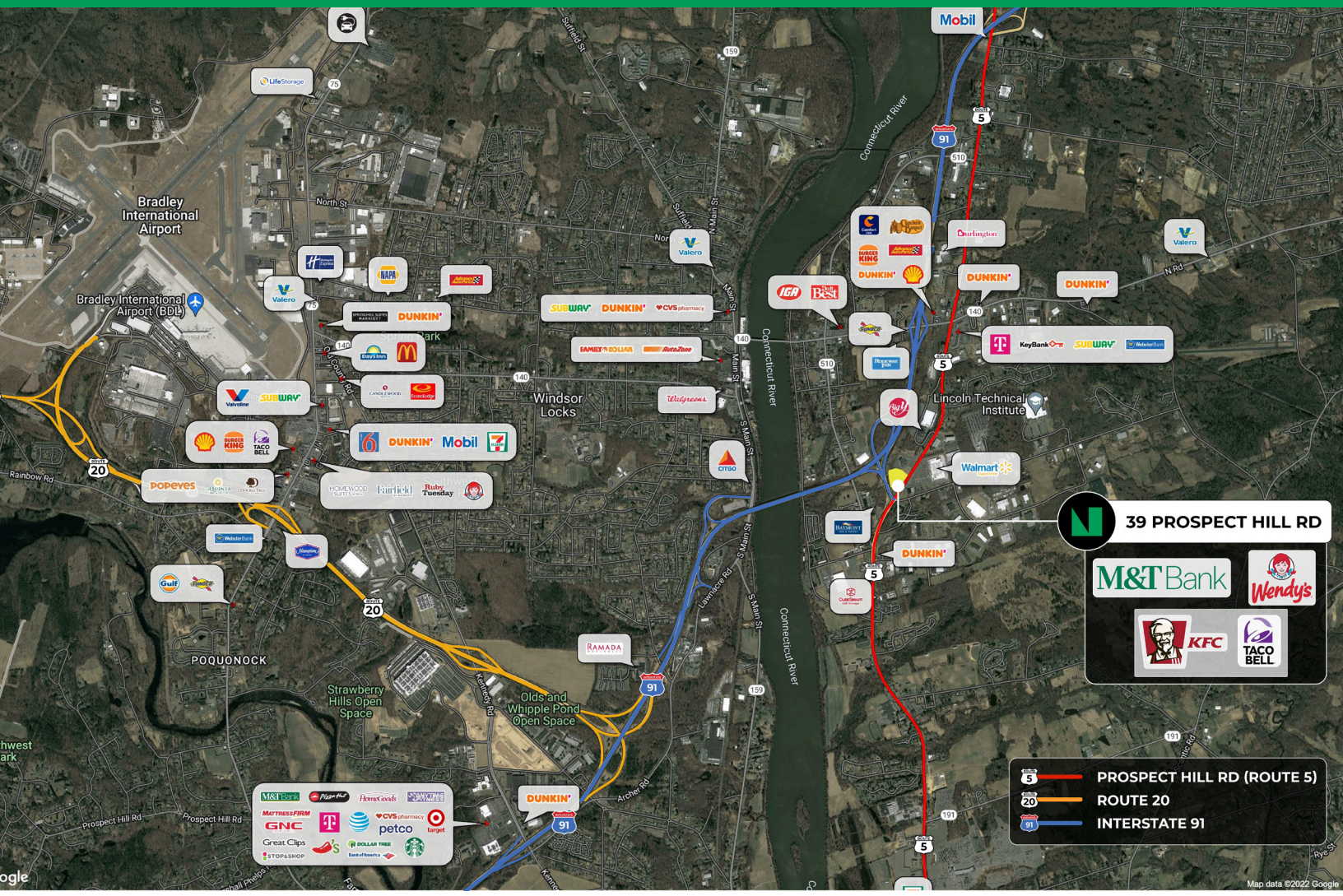


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DEMOGRAPHICS REPORT	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	58,076	293,614	832,932
TOTAL # OF HOUSEHOLDS	24,303	117,419	331,609
AVG. HOUSEHOLD INCOME	\$106,266	\$103,685	\$99,731

TRAFFIC COUNTS   VEHICLES PER DAY (VPD)			
PROSPECT HILL ROAD (ROUTE 5)	18,339 VPD	INTERSTATE-91 (EXIT 44)	93,794 VPD

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