

AVAILABLE FOR SALE OR LEASE

420 Talcottville Road (Route 83) Vernon, CT



PROPERTY OVERVIEW

ADDRESS 420 Talcottville Road, Route 83, Vernon, CT 06066

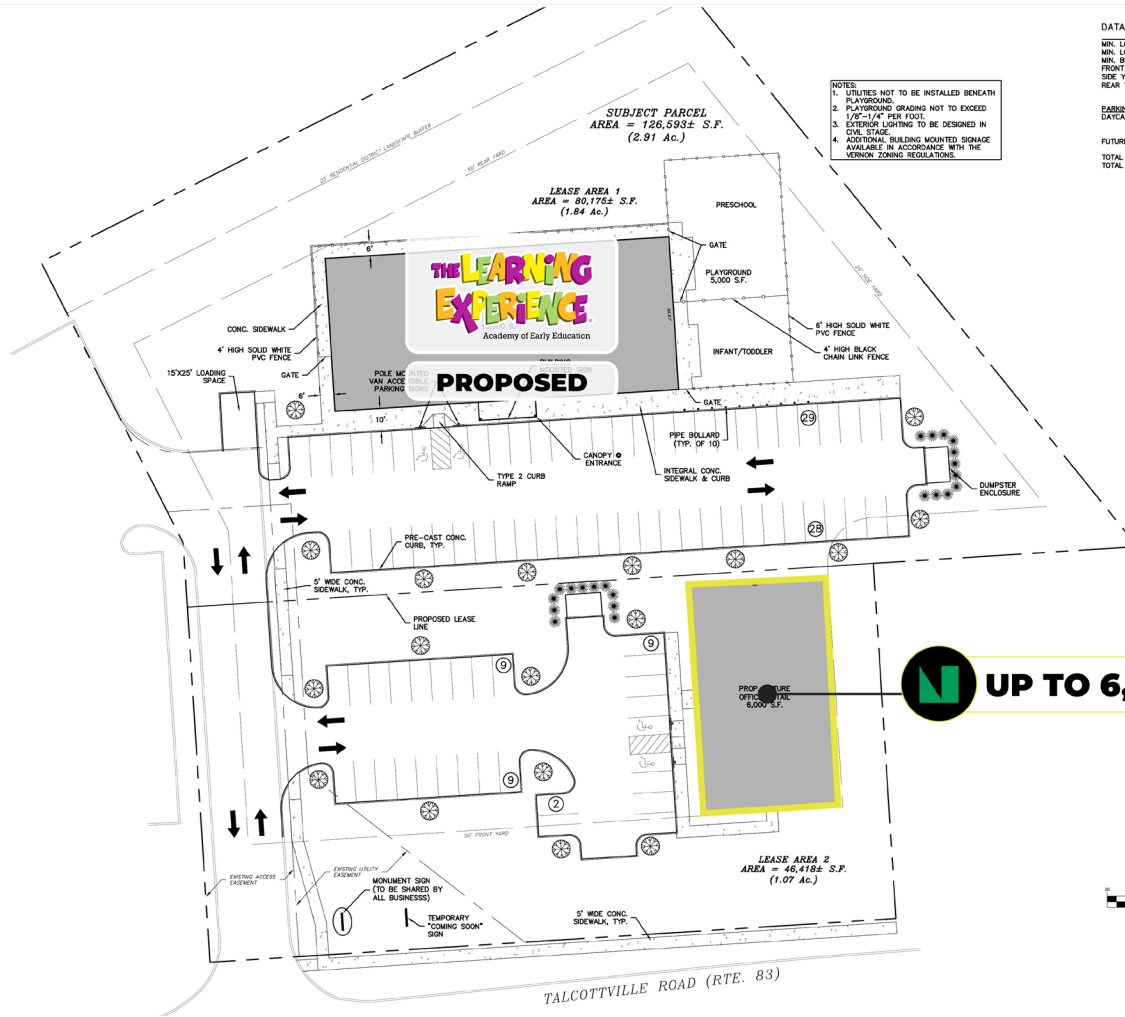
| DETAILS | | FEATURES |
|------------------|--|--|
| PAD SITE | Up to 6,000 SF (to be built) | <ul style="list-style-type: none"> • Great visibility from Talcottville Road (Route 83) • High traffic retail corridor with over 27,000 VPD • 1.6 miles to Interstate-84 (Exit 65) • Property adjacent to major retailers such as Tractor Supply, Flooring America, Aldi and Dollar General. |
| TYPE | Ground lease, Build-to-suit, or FOR SALE | |
| UTILITIES | Water, sewer & gas available | |
| ZONE | Commercial zone | |
| USE | Retail, medical or restaurant | |

ABOUT US

New England Retail Properties, Inc. is a full service commercial real estate development and brokerage company specializing in shopping center leasing, development and investment sales.

New England Retail Properties Inc.
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PROPOSED DEVELOPMENT SITE | FOR SALE OR LEASE



- NOTES:**
1. UTILITIES NOT TO BE INSTALLED BENEATH PLAYGROUND.
 2. PLAYGROUND GRADING NOT TO EXCEED 1/2"-1/4" PER 100'.
 3. EXTERIOR LIGHTING TO BE DESIGNED IN CIVIL STAGE.
 4. ADDITIONAL BUILDING MOUNTED SIGNAGE AVAILABLE IN ACCORDANCE WITH THE VERNON ZONING REGULATIONS.

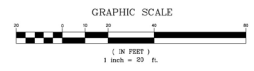
DATA BLOCK (ZONE C)

| REQUIREMENT | |
|---------------------|------------|
| MIN. LOT AREA: | 22,000 SF |
| MIN. LOT WIDTH: | 100' |
| MIN. BUILDING AREA: | 1,000 S.F. |
| FRONT YARD: | 50' |
| SIDE YARD: | 20' |
| REAR YARD: | 40' |

PARKING CALCULATIONS
 DATACARE FACILITY: 1 SPACE/8 STUDENTS + 153 STUDENTS = 25.5 SPACES
 1 SPACE/EMPLOYEE + 28 EMPLOYEES = 28 SPACES

FUTURE OFFICE/RETAIL: 1 SPACE/250 SF + 6,000 SF = 24 SPACES

TOTAL SPACES REQUIRED: 81 SPACES
TOTAL SPACES PROVIDED: 87 SPACES (4 HANDICAP ACCESSIBLE)



DETAILS

| | |
|------------------|--------------------------------|
| PAD SITE | Up to 6,000 SF (to be built) |
| LOT SIZE | 2.91 Acres |
| UTILITIES | Water, sewer and gas available |
| ZONING | Commercial zone |
| USES | Retail, medical or restaurant |





| DEMOGRAPHICS REPORT | 3 MILES | 5 MILES | 10 MILES |
|-----------------------|----------|-----------|-----------|
| TOTAL POPULATION | 7,038 | 93,128 | 277,951 |
| TOTAL # OF HOUSEHOLDS | 3,349 | 40,490 | 114,685 |
| AVG. HOUSEHOLD INCOME | \$95,892 | \$100,421 | \$101,006 |

| TRAFFIC COUNTS | |
|------------------------------|------------|
| TALCOTTVILLE ROAD (ROUTE 83) | 27,600 VPD |

EXCLUSIVE BROKER
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Please visit us at www.newenglandretail.com