

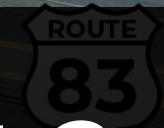


New England  
Retail Properties, Inc.

**NOW LEASING 2.06 ACRES**



**TALCOTTVILLE ROAD**



**MATT HALPRIN**

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www.newenglandretail.com

**Excellent Redevelopment Opportunity!**

309 Talcottville Road, Vernon, CT



# 309 TALCOTTVILLE ROAD



## PROPERTY DETAILS

<b>BUILDING SIZE</b>	2,300 SF
<b>PROPERTY SIZE</b>	2.06 Acres
<b>USES</b>	Retail, medical, service or convenience



The subject property has excellent visibility from Talcottville Road (Route 83), which has a traffic count of over 24,800 vehicles per day.



309 Talcottville Road is situated on a 2.06 acre parcel with a 2,300 square foot building. The traffic light, located in front of the property, provides easy access into the parking lot which can accommodate for 15± vehicles.



**HIGHWAY ACCESS**  
Approximately 1.1 miles,  
2 minutes to I-84



**DEMOGRAPHICS**  
Heavily populated area:  
+100,000 people within 5 miles



**TRAFFIC COUNT**  
Over 24,800 vehicles  
per day on Route 83



planet fitness 360 Federal Credit Union®

Habitat for Humanity®  
Cumberland Farms MR SPARKLE CAR WASH



TRAIL RUN APARTMENTS

TACO BELL Wendy's McDonald's  
Friendly's DUNKIN'  
STARBUCKS SUNOCO

TJ-maxx ShopRite  
HomeGoods Moe's southwest grill  
GNC Denny's  
DOLLAR TREE HARBOR FREIGHT  
WINGSTOP HOME SENSE  
SALLY BEAUTY

Holiday Inn Express GOODYEAR

TSC TRACTOR SUPPLY CO ALDI  
DOLLAR GENERAL SPARE TIME ENTERTAINMENT

Ninety Nine 99 RESTAURANT & PUB Ocean State JOB LOT Firestone  
Be smart. Be here. Ann & Hope THE SALVATION ARMY  
STOP & SHOP TOWN FAIR TIRE unitedbank

Mobil REINS NEWLY DELI X BerkshireBank  
Red Roof American Eagle verizon

Auto Zone CVS

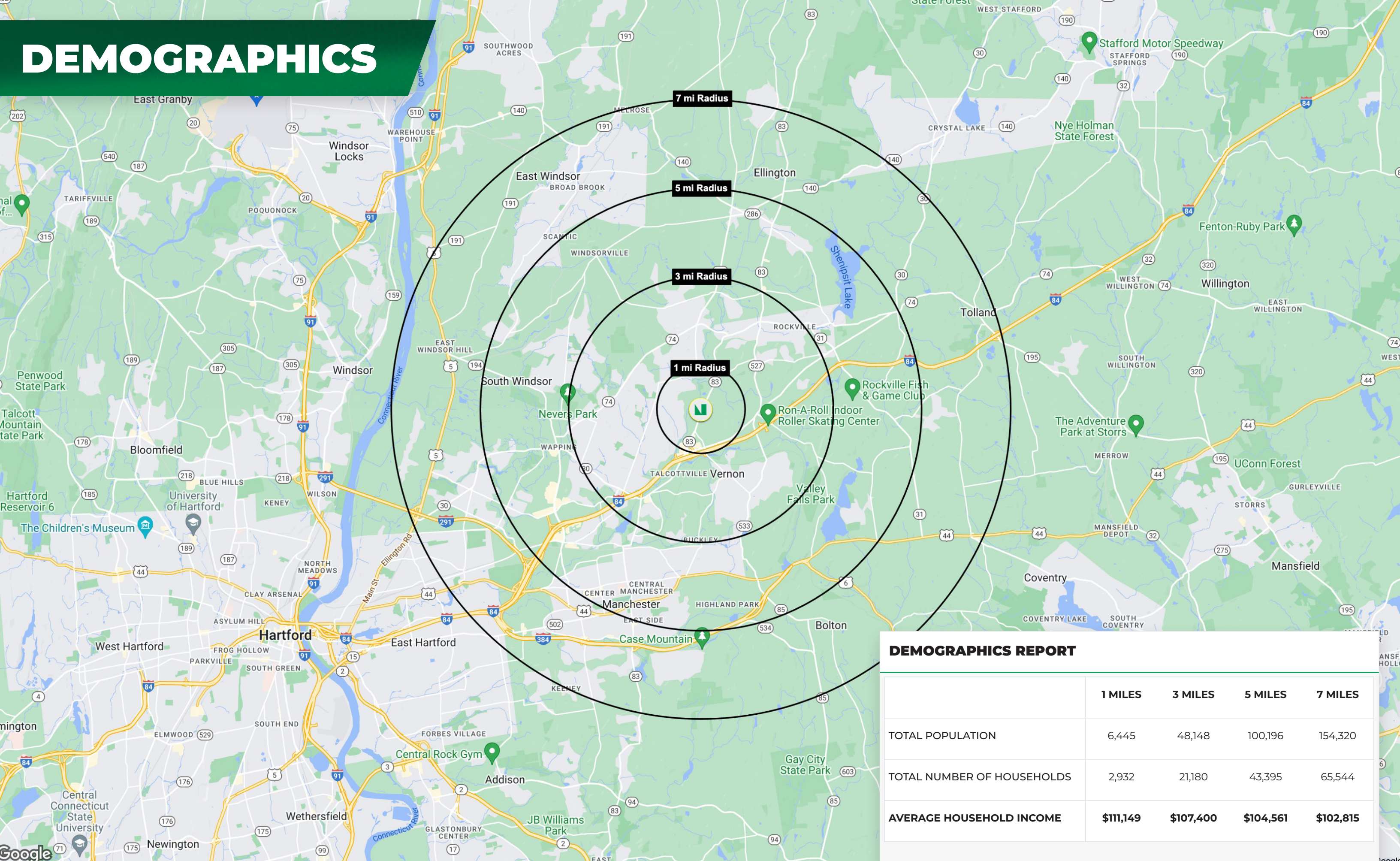
BURGER KING KFC

meineke KeyBank

Hanger FABRICATION NETWORK ECHN Eastern Connecticut Health Network  
SHELL SAINT FRANCIS Hospital and Medical Center Womens Care Center  
SUPERCUTS DUNKIN'



# DEMOGRAPHICS



DEMOGRAPHICS REPORT				
	1 MILES	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	6,445	48,148	100,196	154,320
TOTAL NUMBER OF HOUSEHOLDS	2,932	21,180	43,395	65,544
AVERAGE HOUSEHOLD INCOME	\$111,149	\$107,400	\$104,561	\$102,815





**TALCOTTVILLE ROAD**

## CONTACT

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