



New England
Retail Properties, Inc.

NOW LEASING 3.44 ACRES



3.44 ACRES



MATT HALPRIN

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Excellent Redevelopment Opportunity!
170 Hale Road, Manchester, CT

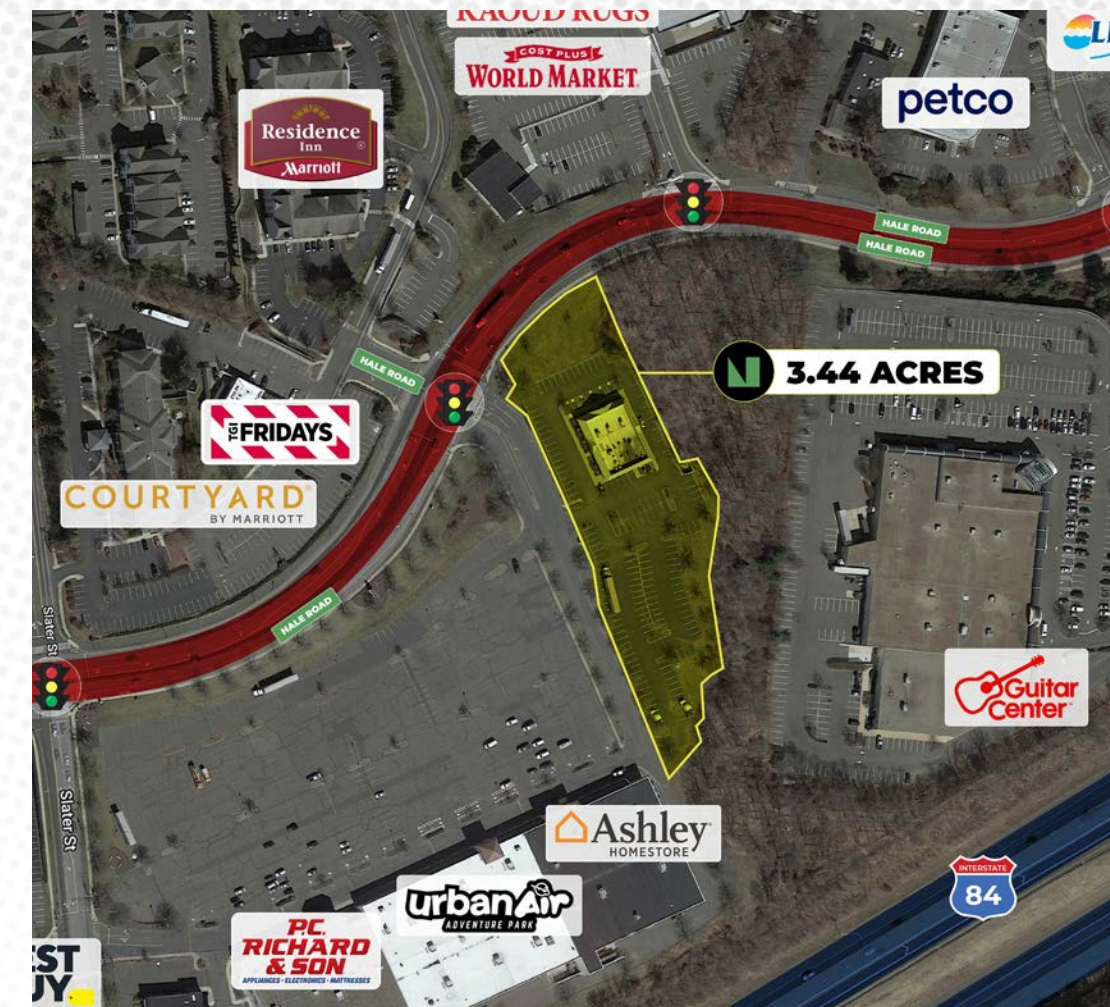


170 HALE ROAD



170 Hale Road is situated on a 3.44 acre parcel with a 6,084 square foot building in the heart of the Buckland Hills retail corridor. This location offers excellent visibility at the traffic light on Hale Road (over 13,500 vehicles per day) and conveniently a 2-minute drive from Interstate-84. The property is positioned amidst a thriving mix of national and local businesses, such as Ashley's Furniture, Courtyard by Marriott, Urban Air Adventure Park, Walmart, The Buckland Hills Mall and many more.

PROPERTY DETAILS	
Address	170 Hale Road, Manchester, CT 06042
Building Size	6,084 SF
Property Size	3.44 acres
Zoning	B3 Zone
Redevelopment	Potential to build up to 30,000 SF
Lease Type	Ground lease or build-to-suit
Use Type	Retail, medical, restaurant, service, hotel, gas station/ convenience, or apartments



HIGHWAY ACCESS

Approximately 1.1 miles,
2 minutes to I-84



DEMOGRAPHICS

Heavily populated area:
+123,000 people within 5 miles



TRAFFIC COUNT

Over 13,500 vehicles per day
on Hale Road



Ashley
HOMESTORE

Urban Air
ADVENTURE PARK

P.C. RICHARD & SON
APPLIANCES • ELECTRONICS • MATTRESSES

BEST BUY

DSW
DESIGNER SHOE WAREHOUSE®

Walmart

savers
SHOP. REUSE. REIMAGINE.

MATTRESS FIRM

smashburger

Namco
pools | patios | hot tubs

INTERSTATE
84

INTERSTATE
84

INTERSTATE
84

170 Hale Rd

13,546 VPD

HALE RD.

THE FRIDAYS

COURTYARD
BY MARRIOTT

FRONTERA GRILL
FRESH MEX

Residence Inn
MARRIOTT



HALE RD.



170 HALE ROAD

THE PROMENADE SHOPS AT Evergreen Walk

ANTHONY VINCE, Apple, STONEWALL KITCHEN, WHOLE FOODS, carhartt, L.L.Bean, Eddie Bauer, myeyedr, J.Jill, OLD NAVY, Panera, paper & store, SEPHORA, SHAKE SHACK, ANTHROPOLOGIE, LOFT

COSTCO WHOLESALE

ALDI

CHASE

TARGET, **THE VITAMIN SHOPPE**, **MEN'S WEARHOUSE**

BED BATH & BEYOND, **WORLD MARKET**

LESLIE'S, **petco**

IHOP, **Panera BREAD**, **COX**, **Walgreens**, **Batteries + Bulbs**

TRADER JOE'S, **BIG LOTS!**, **JOANN**, **Michaels**, **Marshalls**, **DOLLAR TREE**, **TACO BELL**, **Jersey Mike's SUBS**, **ULTA BEAUTY**

LOWE'S

COURTYARD BY MARRIOTT

THE HOME DEPOT

Walmart Supercenter

Raymour & Flanigan FURNITURE, **CHIPOTLE MEXICAN**, **McDonald's**, **Starbucks**

Ashley HOMESTORE, **MATTRESS FIRM**, **PC RICHARD & SON**, **BEST BUY**, **urbanAir ADVENTURE PARK**, **DSW DESIGNER SHOE WAREHOUSE**

HOOTERS

chili's

HOBBY LOBBY

THE EDGE

Distribution Center, **JCPenney**, **amazon**

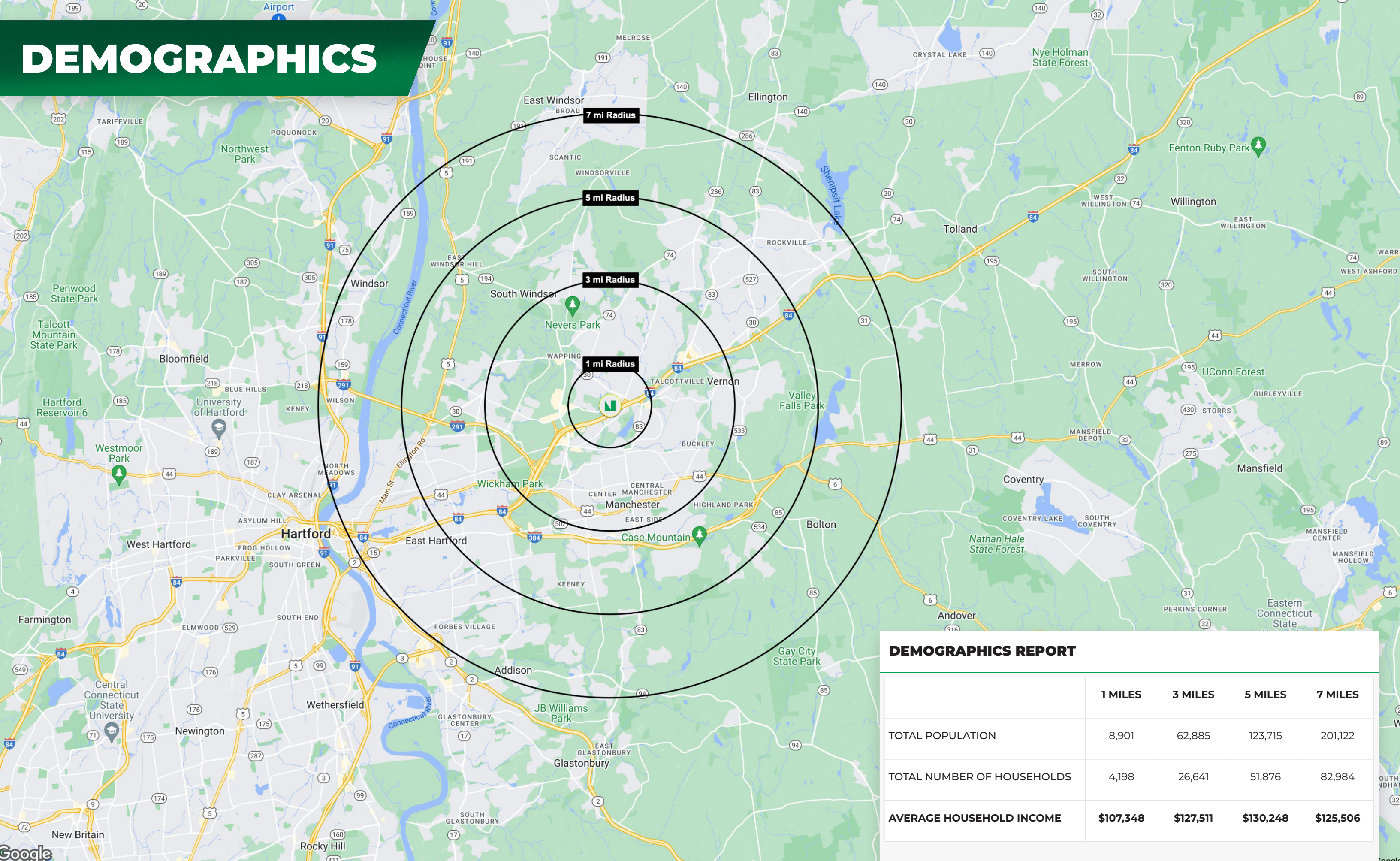
CINEMARK

TEXAS ROADHOUSE

EVERY SEASON STARTS AT DICK'S SPORTING GOODS, **at home**, **goldfish swim school**, **COSMO PROF**, **DUNKIN'**, **SONIC**, **McDonald's**, **Firestone**, **CHUCK E. CHEESE**, **BUFFALO WILD WINGS**

The Buckland Hills Mall, **H&M**, **CHAMPS SPORTS**, **BOB'S STORES**, **DAVE & BUSTER'S**, **BARNES & NOBLE BOOKSELLERS**, **LONGHORN STEAKHOUSE**, **macy's**, **Foot Locker**, **Red Robin**, **MAGGIE McFLY'S**, **zumiez**, **VICTORIA'S SECRET**, **Rainbow FOREVER 21**, **EbLens**, **claire's**, **FAIRFIELD INN & SUITES**

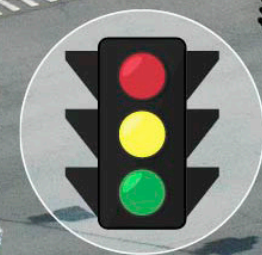
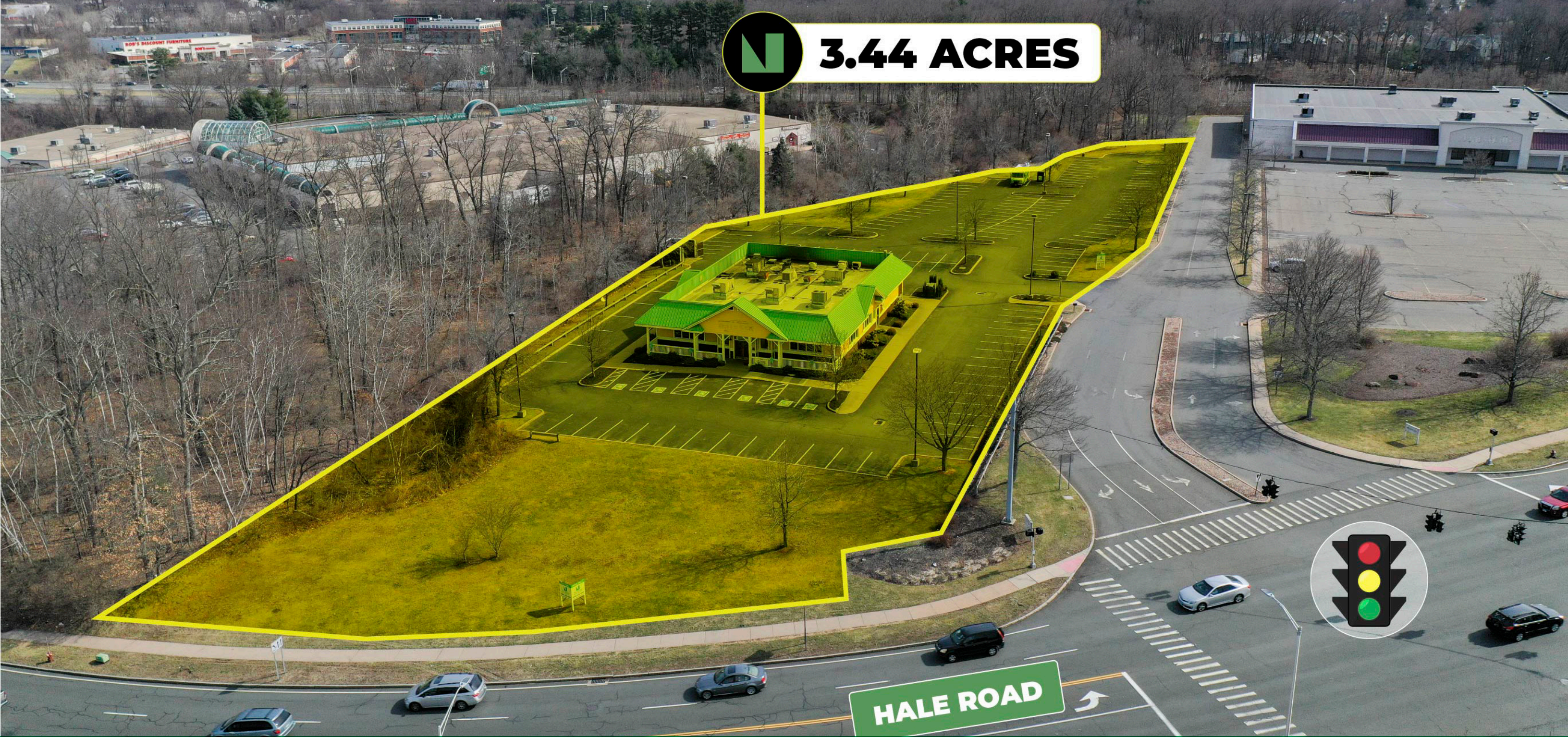
DEMOGRAPHICS



DEMOGRAPHICS REPORT				
	1 MILES	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	8,901	62,885	123,715	201,122
TOTAL NUMBER OF HOUSEHOLDS	4,198	26,641	51,876	82,984
AVERAGE HOUSEHOLD INCOME	\$107,348	\$127,511	\$130,248	\$125,506



3.44 ACRES



HALE ROAD

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