



New England
Retail Properties, Inc.

PAD SITES NOW AVAILABLE



EXCLUSIVE BROKER

KERRY WOOD

D: 860.529.9000 X 102

kwood@newenglandretail.com

www.newenglandretail.com

Excellent Development Opportunity!

Trail Run | 253-273 Talocttville Road, Vernon, CT

Up To 12,000 SF

PROPOSED FUTURE DEVELOPMENT AREA
 (MAX AREA OF DEVELOPMENT TO STAY UNDER 60% LOT COVERAGE PER CODE IS ±37,604 S.F./ ±0.86 AC)
 (A VARIANCE WILL BE REQUIRED IF GREATER THAN 60% LOT COVERAGE IS EXCEEDED)

2,000 - 15,000 SF



TALCOTTVILLE ROAD



TALCOTTVILLE ROAD



PRIVATE DRIVE



PROPERTY DETAILS
 253-273 Talcottville Road (Route 83)

Space Available	Up to 2,000 - 15,000 SF (to be built)
Pad Site	Up to 12,000 SF (to be built)
Utilities	Sewer, water & gas available
Type	Build-to-suit or For Sale
Uses	Retail, restaurant, medical or bank
Rates	Upon request



HIGHWAY ACCESS
 Approximately 1.3 miles,
 1 minute to I-84



DEMOGRAPHICS
 Heavily populated area:
 +102,000 within 5 miles



HIGH TRAFFIC AREA
 High traffic retail corridor with
 over 26,000 VPD on Talcottville Rd.

planet fitness 360 Federal Credit Union®

Habitat for Humanity®
Cumberland Farms Mr. Sparkle Car Wash

PAD SITES

TRAIL RUN APARTMENTS

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

TJ-maxx ShopRite
HomeGoods Me's southwest grill
GNC Denny's
DOLLAR TREE HARBOR FREIGHT
WING STOP HOME SENSE
SALLY BEAUTY

Holiday Inn Express GOODYEAR

TSC TRACTOR SUPPLY CO ALDI
DOLLAR GENERAL SPARE TIME ENTERTAINMENT

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

Mobil REINS DELI BerkshireBank
Red Roof American Eagle verizon

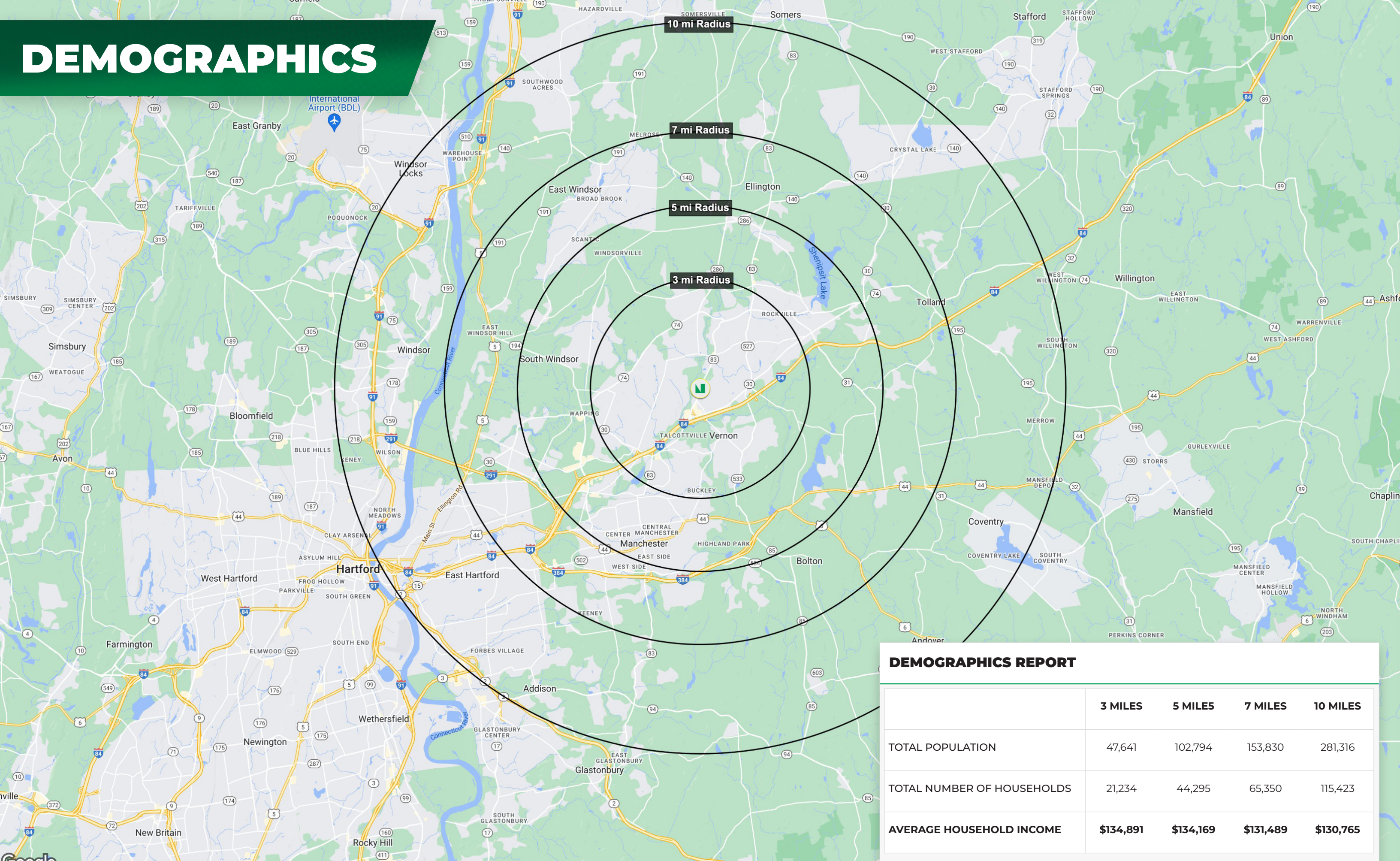
Auto Zone CVS

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				
	3 MILES	5 MILES	7 MILES	10 MILES
TOTAL POPULATION	47,641	102,794	153,830	281,316
TOTAL NUMBER OF HOUSEHOLDS	21,234	44,295	65,350	115,423
AVERAGE HOUSEHOLD INCOME	\$134,891	\$134,169	\$131,489	\$130,765



**CONTACT
EXCLUSIVE BROKER**

KERRY WOOD

D: 860.529.9000 X 102 | **C:** 203.520.1794

E: kwood@newenglandretail.com

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