



New England
Retail Properties, Inc.

NOW LEASING 3.44 ACRES



3.44 ACRES

15,321 VPD

HALE ROAD

MATT HALPRIN

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Excellent Redevelopment Opportunity!

170 Hale Road, Manchester, CT

170 HALE ROAD



EST. PROPERTY LINES - NOT DRAWN TO SCALE

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 15,000 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.



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



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



TRAFFIC COUNT
Over 15,000 vehicles per
day on Hale Road

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





BOB'S DISCOUNT FURNITURE

Since 1949
Dalene Flooring
CARPET ONE FLOOR & HOME
you can have it all

HOBBY LOBBY

Guitar Center

Ashley
HOMESTORE

Urban Air
ADVENTURE PARK

170 Hale Rd

119,825 VPD

INTERSTATE
84

INTERSTATE
84

15,321 VPD

HALE ROAD

petco

HALE ROAD

KALOUD RUGS

Residence Inn
Marriott

EST. PROPERTY LINES - NOT DRAWN TO SCALE

BEST BUY
Advance Auto Parts
DSW
MATTRESS FIRM

Walmart Supercenter
Namco
savers
Furniture
 Furniture | Mattresses

THE BUCKLAND HILLS MALL
H&M **CHAMPS** **Foot Locker** **BARNES & NOBLE BOOKSELLERS** **MACY'S**
LONGHORN **BOB'S STORES** **FOREVER 21** **Red Robin**
Maggie McFly's **Victoria's Secret** **Rainbow**
EbLens **claire's** **zumiez**

COURTYARD BY MARRIOTT
FRIDAYS
Residence Inn Marriott

PC RICHARD & SON
Urban Air Adventure Park
Ashley HOMESTORE

HOBBY LOBBY
Guitar Center

COST PLUS
WORLD MARKET
KAUD RUGS

Since 1949
Dalene Flooring CARPET ONE
 FLOOR & HOME
you can have it all

FINE FETTER
petco
LESLIE'S
FASTSIGNS

ETHAN ALLEN

RUSSELL SPEEDER'S CAR WASH

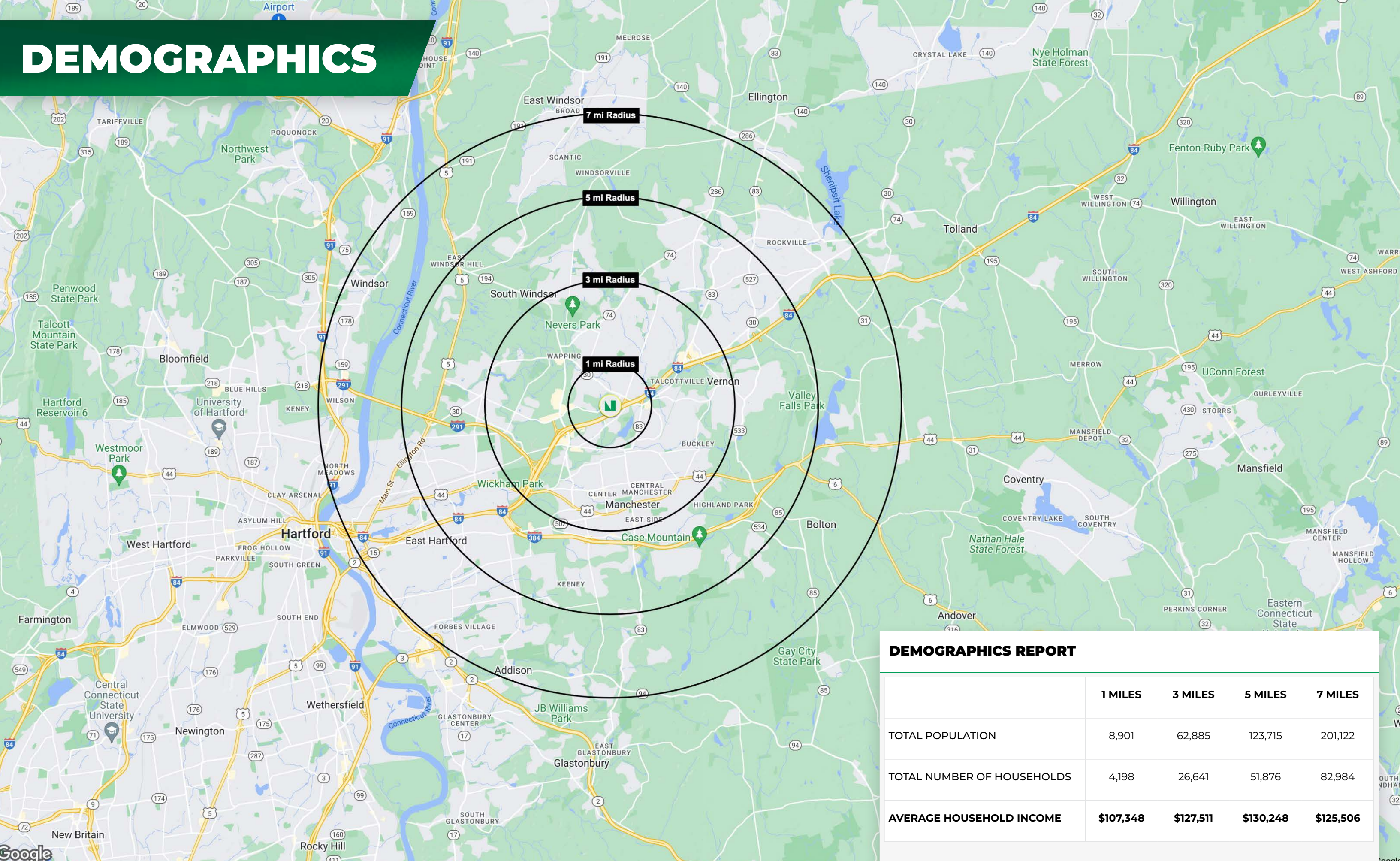
HALE ROAD

119,825 VPD

INTERSTATE 84

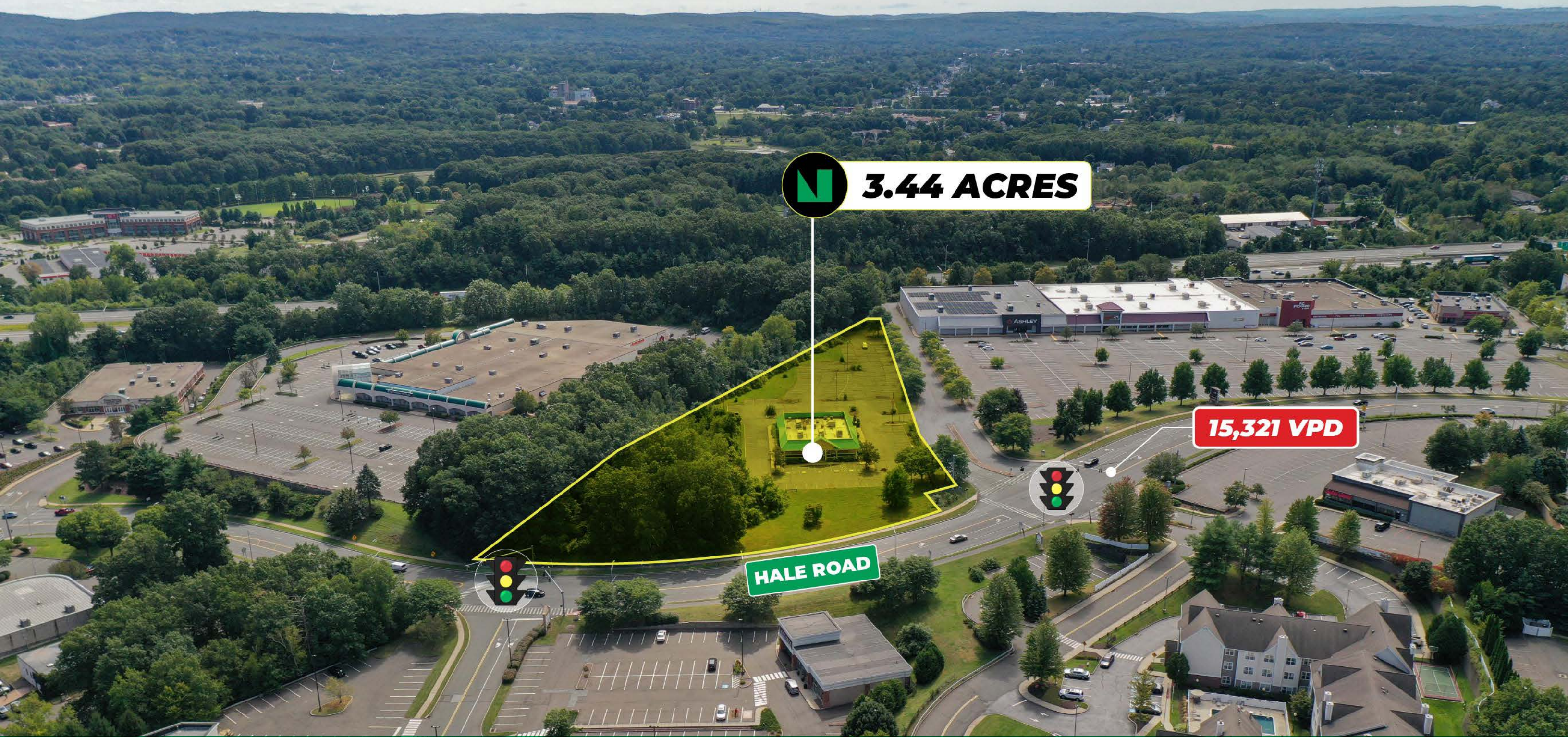
EST. PROPERTY LINES - NOT DRAWN TO SCALE

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



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HALE ROAD

CONTACT

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