



New England
Retail Properties, Inc.

NOW AVAILABLE FOR SALE OR LEASE



MATT HALPRIN

EXCLUSIVE BROKER

D: 860.529.9000 X 105

halprinm@newenglandretail.com

www.newenglandretail.com

Former Smithland Supply/Agway Pet & Garden Center

33 Adams Street, Manchester, CT 06042

33 ADAMS STREET | MANCHESTER



Property lines NOT drawn to scale

PROPERTY DETAILS | For Sale or Lease

Address	33 Adams Street, Manchester, CT 06042
Building Size	13,448 SF
Greenhouse Size	5,196 SF
Total Size (GLA)	18,644 SF
Year Built	1971
Lot Size	1.81 Acres
Zoning	GB
Parking	40 on-site spaces
Use Type	Retail, medical, or restaurant

Sale/Lease Details

Taxes (Annual)	\$31,551.28
Sale Price	\$3,000,000
Asking Rent	\$250,000
Lease Type	Pure Net (Tenant pays all expenses)

Highlights

- Located in the heart of the Buckland Hills retail corridor
- Over 43,000 vehicles passing daily through the intersection of Adams Street, Tolland Turnpike and Buckland Street.
- Easy highway access; 0.4 miles, 3 minutes to I-84
- \$120,448 average household income within a 5-mile radius
- Surrounded by well-known retailers such as BJ's Wholesale, Dick's Sporting Goods, Boot Barn, Texas Roadhouse, At Home, Raising Cane's and many more.



HIGHWAY ACCESS

Approximately 0.4 miles,
3 minutes to Interstate-84



DEMOGRAPHICS

Estimated population of
over 136,000 within 5 miles



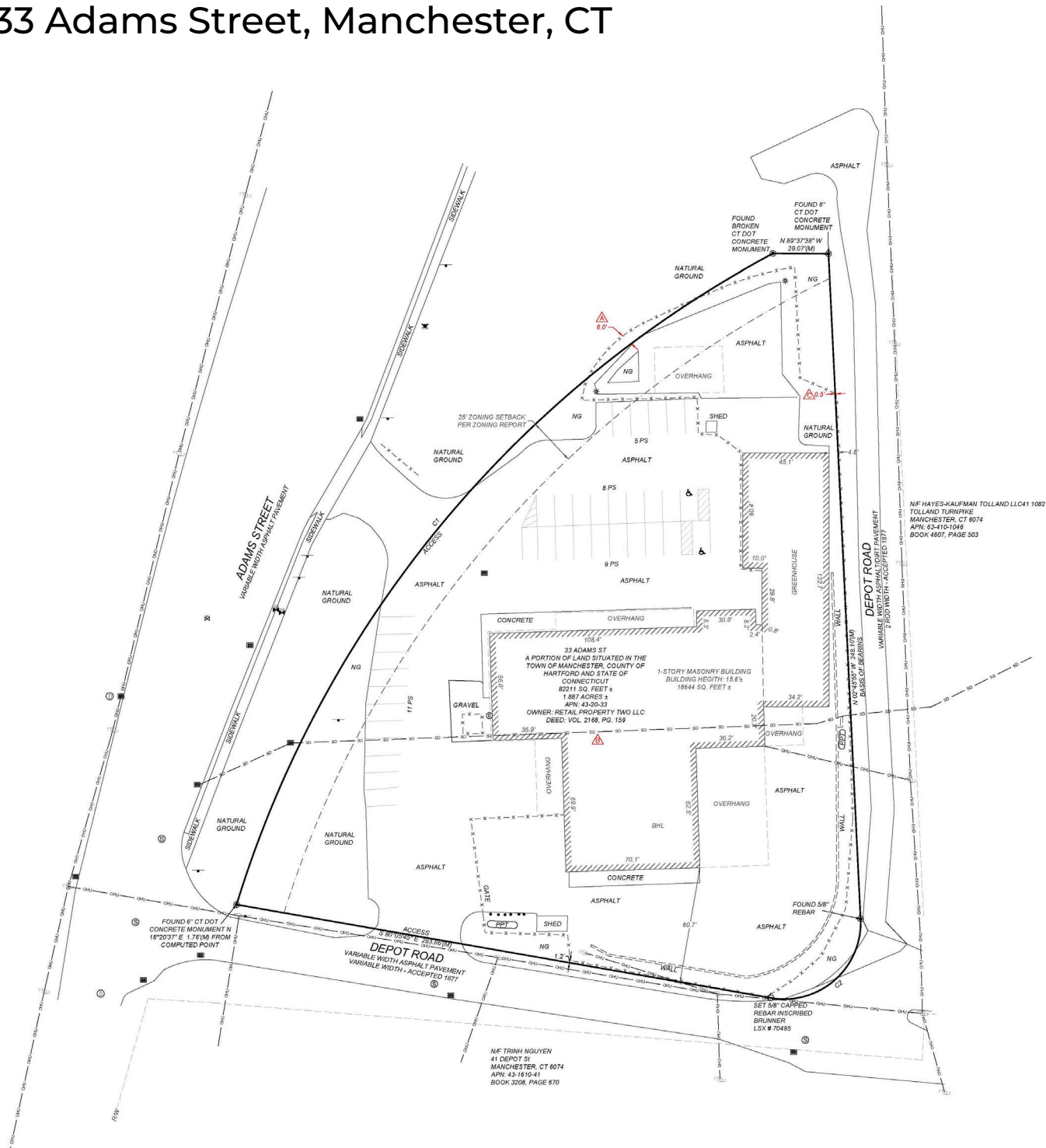
TRAFFIC COUNTS

Strong Traffic counts with
over 43,000 vehicles per day

PROPERTY PHOTOS | 33 Adams Street, Manchester, CT



SITE PLAN | 33 Adams Street, Manchester, CT





MARKET AERIAL

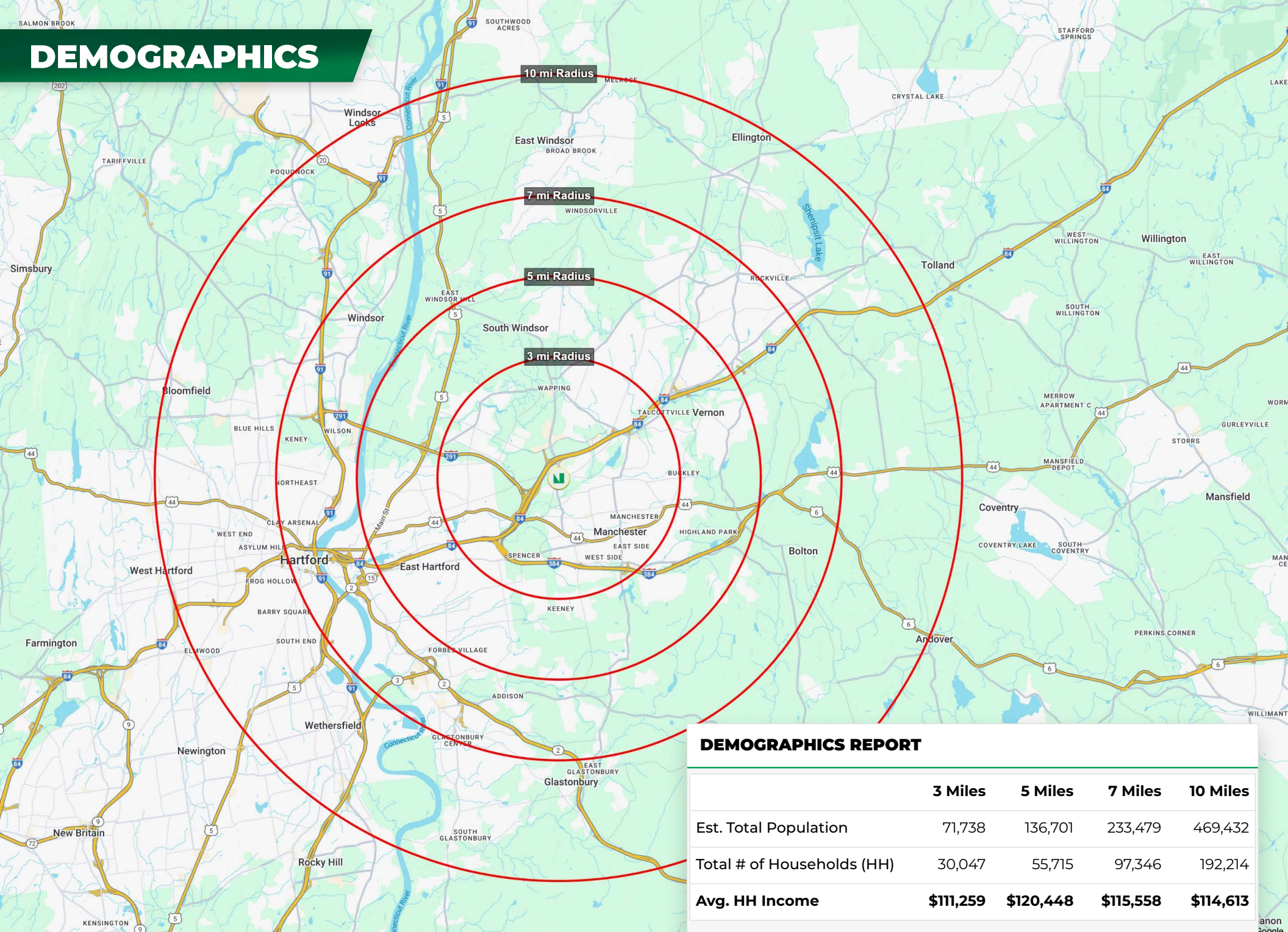
Distribution Center

JCPenney
amazon



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DEMOGRAPHICS



DEMOGRAPHICS REPORT

	3 Miles	5 Miles	7 Miles	10 Miles
Est. Total Population	71,738	136,701	233,479	469,432
Total # of Households (HH)	30,047	55,715	97,346	192,214
Avg. HH Income	\$111,259	\$120,448	\$115,558	\$114,613



33 Adams Street
MANCHESTER CONNECTICUT

CONTACT

Exclusive Broker

Matt Halprin
D: 860.529.9000 X 105 | C: 860.729.6810
E: halprinm@newenglandretail.com
www.newenglandretail.com



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