



**New England**  
Retail Properties, Inc.

**NOW SELLING**



## **CONTACT**

New England Retail Properties, Inc.

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***1,855 SF Historic Office Building***

**167 Baxter Road, Mansfield/Storrs, CT 06268**



## 167 BAXTER ROAD | MANSFIELD/STORRS



### PROPERTY DETAILS | For Sale

Address	167 Baxter Road, Mansfield, CT 06268
Main Level	1,280 SF
Upper Level	575 SF
Two(2) Car Garage	744 SF
Year Built/Renovated	1973
Lot Size	3.0 Acres
Use Type	Professional office, medical office, salon

### Sale Details

Taxes (Annual)	\$5,904.00
Sale Price	\$575,000.00

### Highlights

- Office building with modern updates and historic charm
- The main level has 4 private offices along with three other areas (reception, cubicle area, waiting room etc.) a bathroom and a small kitchenette.
- Located on the corner of Baxter Rd. and Route-195 (Storrs Rd.)
- 4.2 miles, 6 minutes to Interstate-84
- 2.8 miles, 5 minutes to University of Connecticut
- \$114,388 average household income within a 3-mile radius
- Location services neighboring towns such as Mansfield, Storrs, Willington and Tolland.



### HIGHWAY ACCESS

Approximately 4.2 miles,  
6 minutes to Interstate-84



### DEMOGRAPHICS

Estimated population of  
over 114,000 within 5-miles



### TRAFFIC COUNTS

Strong Traffic counts with  
over 10,100 VPD on Rte. 195

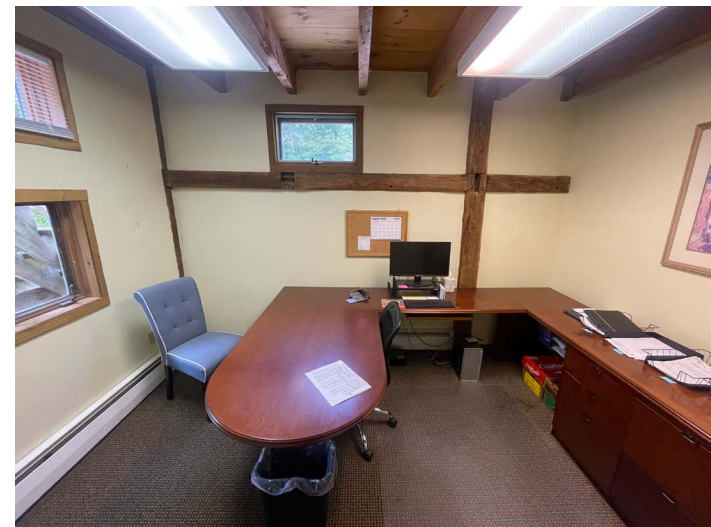


## PROPERTY PHOTOS | 167 Baxter Road, Mansfield/Storrs, CT





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# MARKET AERIAL

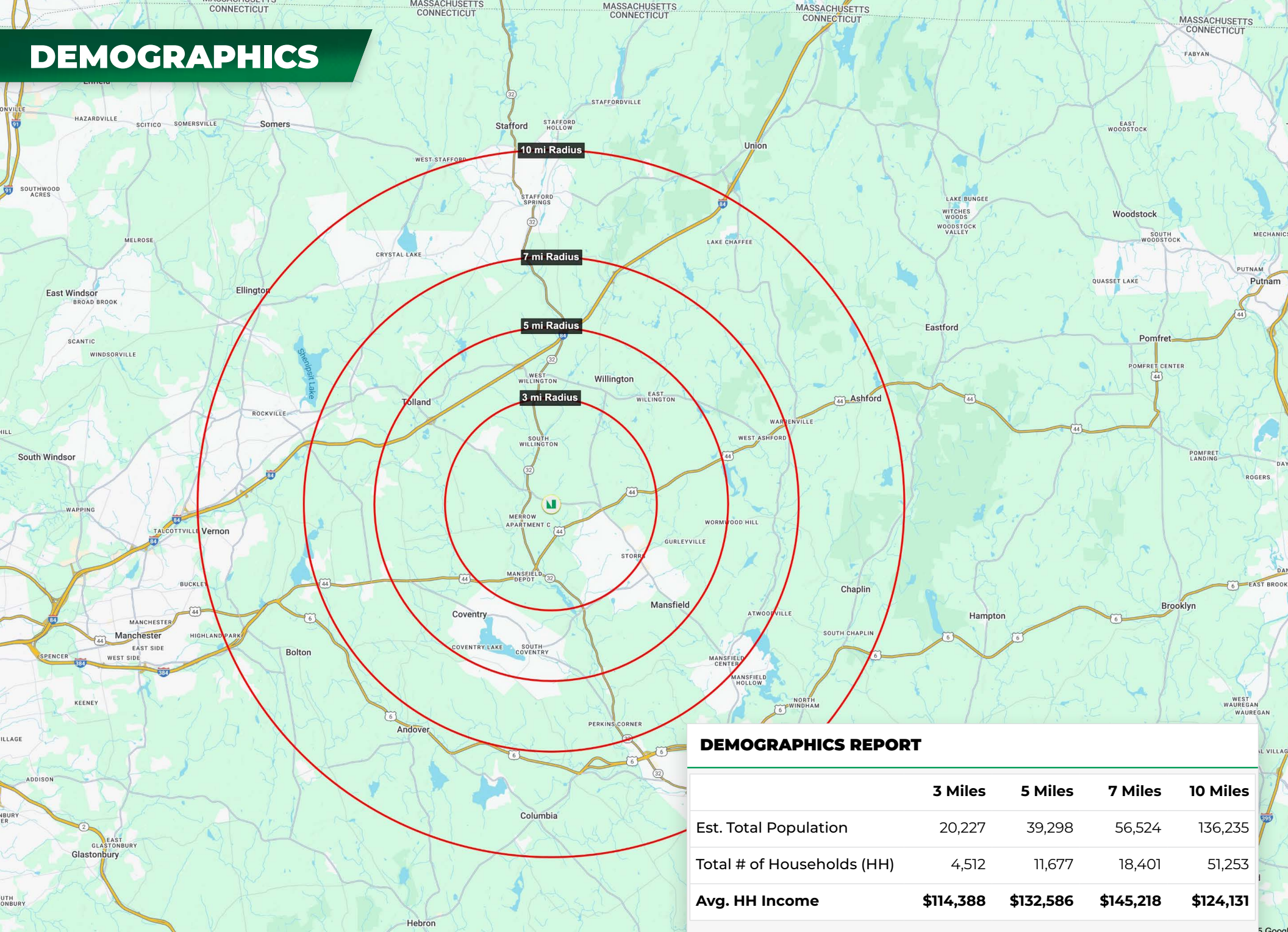


**167 BAXTER ROAD**

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# DEMOGRAPHICS



## DEMOGRAPHICS REPORT

	3 Miles	5 Miles	7 Miles	10 Miles
Est. Total Population	20,227	39,298	56,524	136,235
Total # of Households (HH)	4,512	11,677	18,401	51,253
Avg. HH Income	\$114,388	\$132,586	\$145,218	\$124,131





167 Baxter Road

**MANSFIELD/STORRS CONNECTICUT**

**CONTACT**

**Exclusive Broker(s)**

**Matt Halprin**

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