



New England
Retail Properties, Inc.

NOW SELLING



CONTACT

New England Retail Properties, Inc.

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**POTENTIAL RESIDENTIAL CONVERSION
(CONTINGENT UPON ZONING APPROVAL)**

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	Office or Single family/Duplex conversion (Subject to zoning change)

Sale Details

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

Highlights

- Potential residential conversion (Contingent upon zoning approval)
- 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
- 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



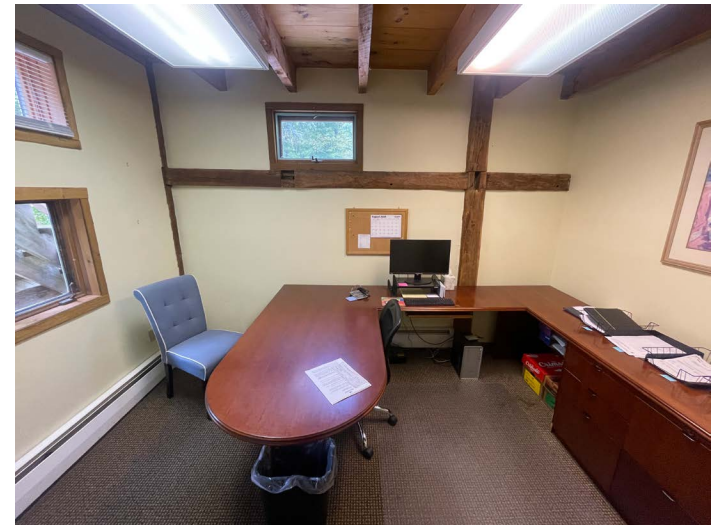
TRAFFIC COUNTS

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

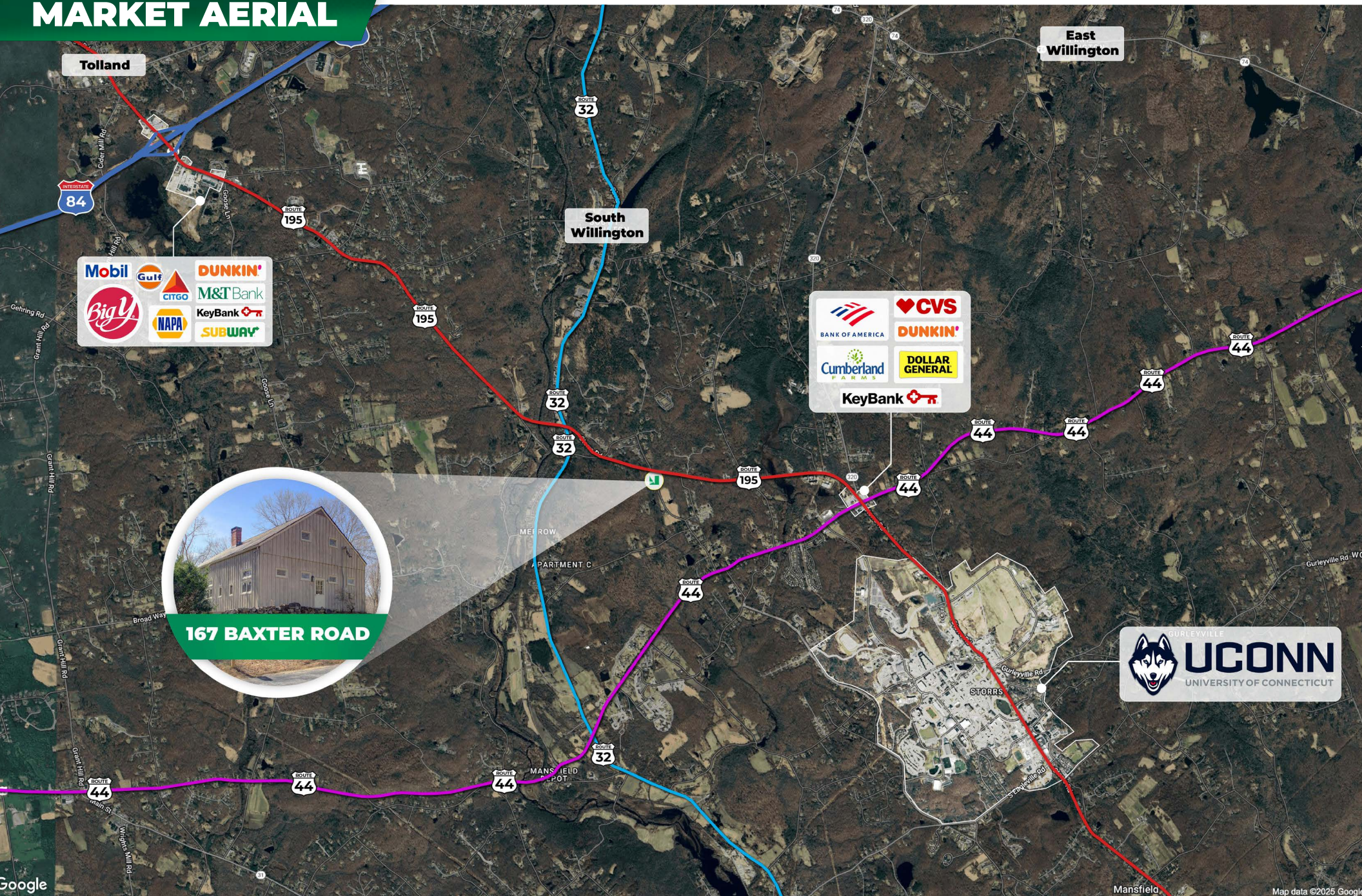
PROPERTY PHOTOS | 167 Baxter Road, Mansfield/Storrs, CT



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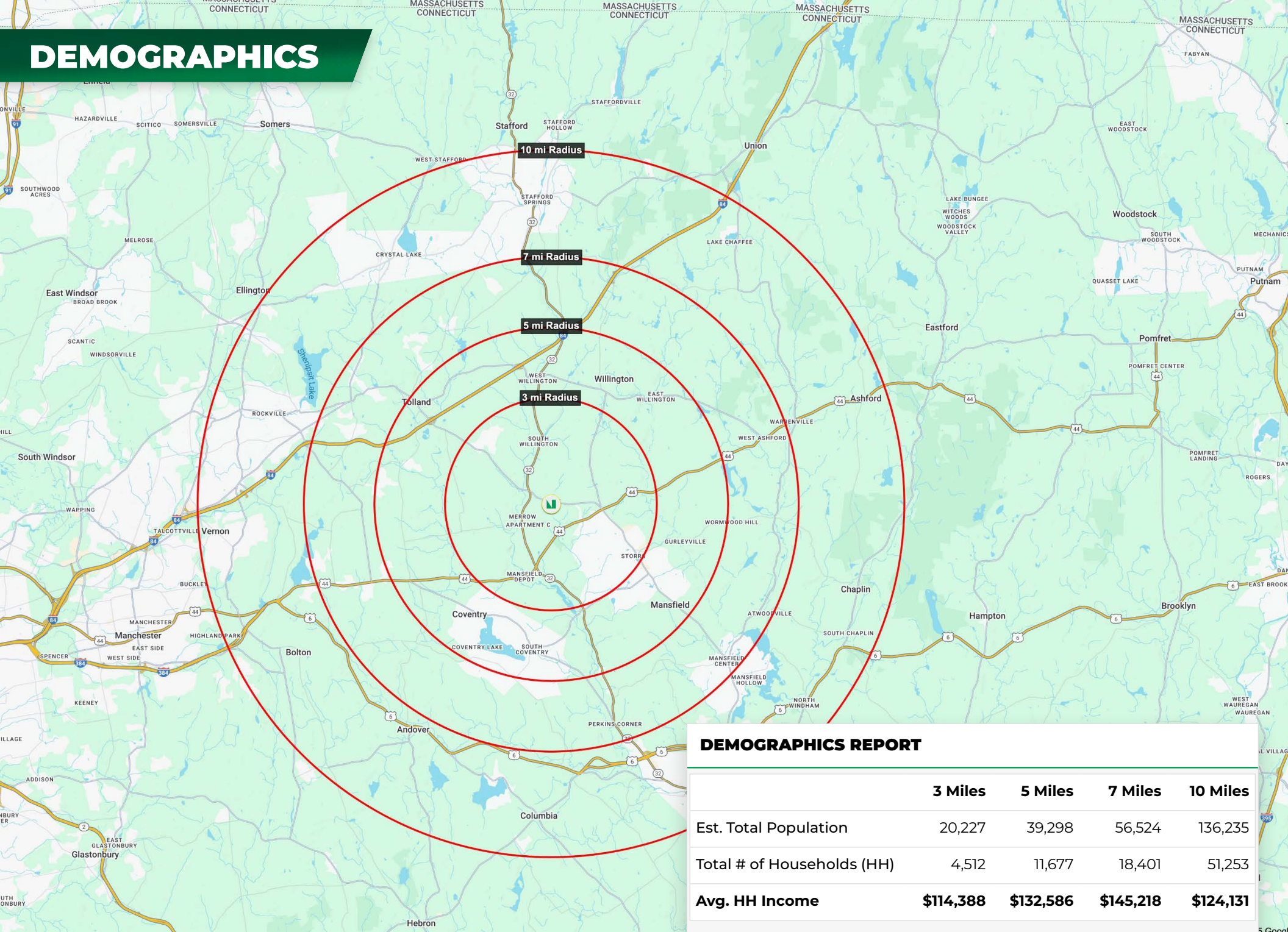
MARKET AERIAL



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

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