



New England
Retail Properties, Inc.

±8 ACRE DEVELOPMENT SITE AVAILABLE



**Residential
Apartments**
200 Units



LAND TO BE DEVELOPED
Age Restricted (55+) multi-family or hotel sites



140 Units



Parking for
The Shops at Evergreen Walk

OPEN SPACE



Hemlock Ave

CONTACT

New England Retail Properties, inc.
860.529.9000
info@newenglandretail.com
www.newenglandretail.com

140 Units Approved - Age Restricted (55+) Multi-Family or Hotel
Evergreen Walk - Lot 8 | South Windsor, CT

Property Overview | Evergreen Walk - Lot 8

Extraordinary Development Opportunity in South Windsor, CT

Presenting a premier opportunity to acquire and develop a residential site within Evergreen Walk, a best-in-class 400,000 square foot open-air lifestyle center located in South Windsor, Connecticut. Strategically situated approximately six miles east of Hartford at the interchange of Interstate 84 and Interstate 291, the property offers exceptional regional accessibility and visibility within one of Central Connecticut's most dynamic retail corridors.

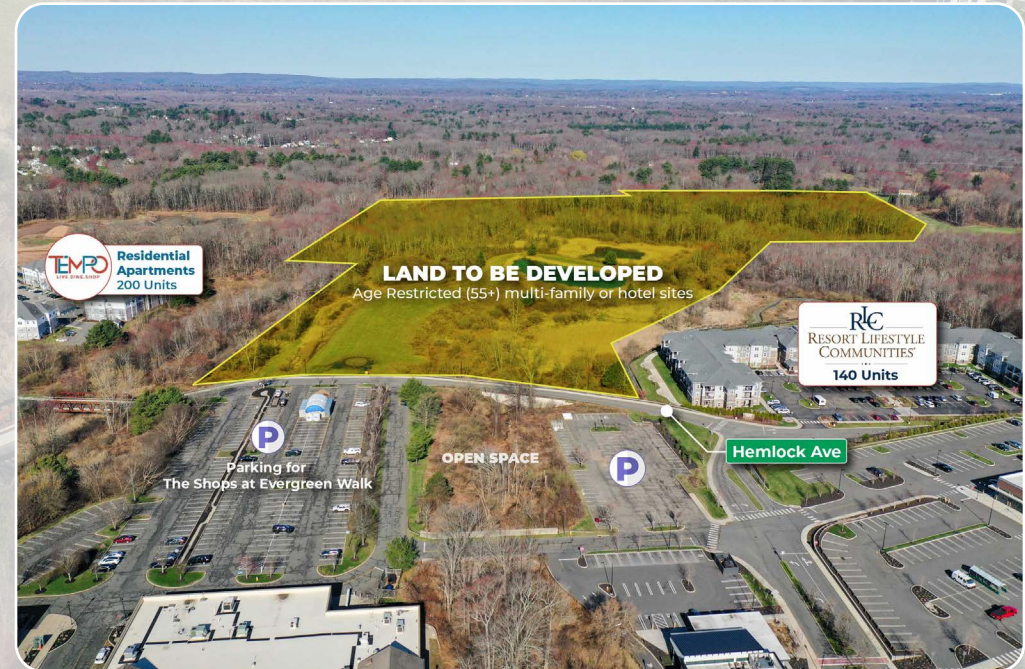
Evergreen Walk serves as a dominant retail and lifestyle destination, anchored by Whole Foods Market and complemented by a curated mix of nationally recognized tenants including Apple, L.L.Bean, Shake Shack, Pottery Barn, Anthropologie, Williams Sonoma, Sephora, Nike, and Old Navy. The center benefits from strong consumer traffic, affluent surrounding demographics, and a well-established reputation as a premier shopping and dining environment.

The subject site is part of a larger, thoughtfully planned mixed-use development that continues to experience significant growth and investment. Nearby developments include a 200-unit luxury apartment community, a 400-unit senior and assisted living campus, a 110-room Cambria Hotel, and a newly constructed Costco Wholesale, further reinforcing the area's position as a regional hub for retail, residential, and hospitality uses.

The property is fully zoned and approved for development, allowing for approximately 140 units (±180,000 square feet) of age-restricted (55+) senior housing. This offering presents a rare opportunity to deliver a high-quality residential product within an established, high-performing mixed-use environment, with reduced entitlement risk and immediate proximity to amenities, services, and major transportation infrastructure.

Property Details

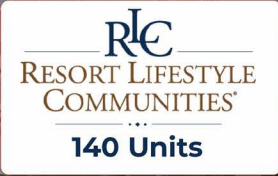
Location	South Windsor, CT
County	Hartford County
Total Lot Size	±8 Acres
Access	Site access on Hemlock Ave., off Tamarack Ave.
Zone	R
Type	Age restricted 55 and over community or hotel
Price	\$3,100,000 (\$22,000/ unit approved)



Conceptual Site Plan

Plum Gulley Brook

PROPOSED
140 Units Approved
Age restricted (55+) multi-family,
or hotel sites



RLC
RESORT LIFESTYLE
COMMUNITIESSM
140 Units



Hemlock Ave



TEMPO
LIVE. DINE. SHOP.
**Residential
Apartments**
200 Units



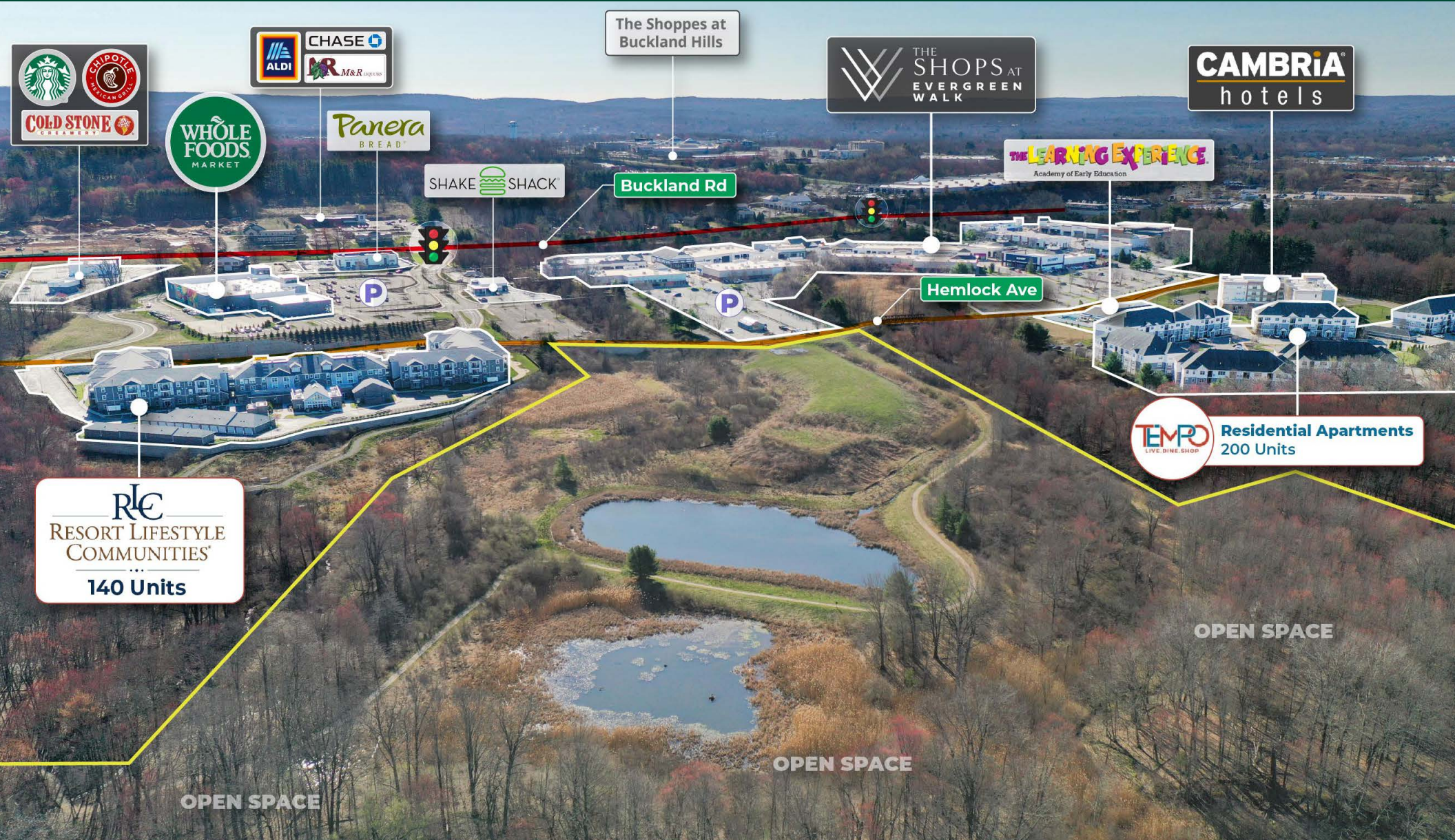
Property Photos | Lot 8



Location Overview

The Shops at Evergreen Walk

Evergreen Walk is a premier 400,000 SF open-air lifestyle center anchored by Whole Foods and top national retailers including Apple, L.L.Bean, Shake Shack, and Nike. Surrounded by affluent demographics and ongoing mixed-use development, it stands as a dominant regional destination for retail, dining, and daily traffic.



Demographics

Strong Demographics

Affluent, stable market with 54% owner occupancy, median household income of \$106,698, and average income over \$130,812.

DEMOGRAPHICS REPORT

Estimated Total Population

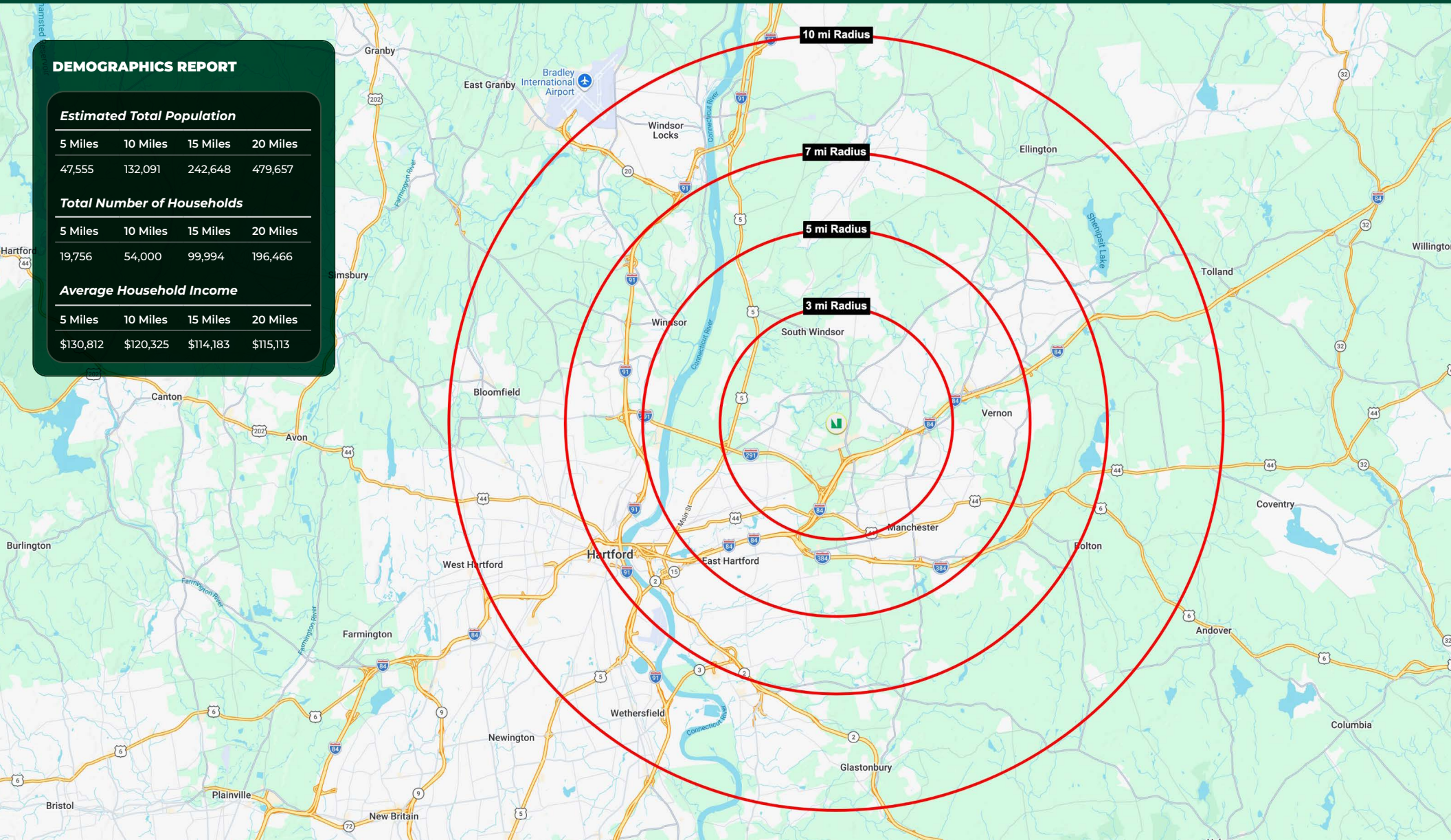
5 Miles	10 Miles	15 Miles	20 Miles
47,555	132,091	242,648	479,657

Total Number of Households

5 Miles	10 Miles	15 Miles	20 Miles
19,756	54,000	99,994	196,466

Average Household Income

5 Miles	10 Miles	15 Miles	20 Miles
\$130,812	\$120,325	\$114,183	\$115,113



Market Map | South Windsor, CT





**Residential
Apartments**
200 Units

LAND TO BE DEVELOPED
Age Restricted (55+) multi-family or hotel sites



140 Units

P
Parking for
The Shops at Evergreen Walk

OPEN SPACE

P

Hemlock Ave

Evergreen Walk - Lot 8
SOUTH WINDSOR CONNECTICUT

Contact

Exclusive Broker

Matt Halprin

D: 860.529.9000 X 105 | C: 860.729.6810

E: halprinm@newenglandretail.com

www.newenglandretail.com



New England
Retail Properties, Inc.



NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, CHANGE OR PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.