New England
Retail Properties, Inc.

DEVELOPMENT SITE AVAILABLE

CONTACT

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1.07 Acre Pad Site - Can build up to 6,000 SF

420 Talcottville Rd, Rte. 83, Vernon, CT 06066

Property Overview

Extraordinary Development Opportunity in Vernon, CT

Up to 6,000 SF pad site now available for sale or lease on Route 83 (Talcottville Road) in Vernon, Connecticut! Join The Learning Experience (now open) in this new development. Great location and excellent visibility in a high traffic retail corridor. Site services the towns of Vernon, Rockville, Tolland, Ellington, South Windsor & Manchester. Potential access through signalized entrance with full shared parking & cross easements of adjacent center.

Water, sewer and gas available. Commercial zone. Ideal for retail, medical, restaurant, service or financial Use

Property Details

Address	420 Talcottville Rd, Rte. 83, Vernon, CT 06066
County	Hartford County
Pad Size	±1.07 Acres
Proposed Building Size	Up to 6,000 SF
Zone	Commercial
Use Type	Retail, Bank, Restaurant or Car wash
Sale Price	Upon Request
Lease Rate	Upon Request

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SITE SOURCE MEMBER

ICSC INNOVATING COMMERCE SERVING COMMUNITIES

Conceptual Site Plan

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Property Photos

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Location | Talcottville Road - Route 83

Est. Property Lines
NOT DRAWN TO SCALE

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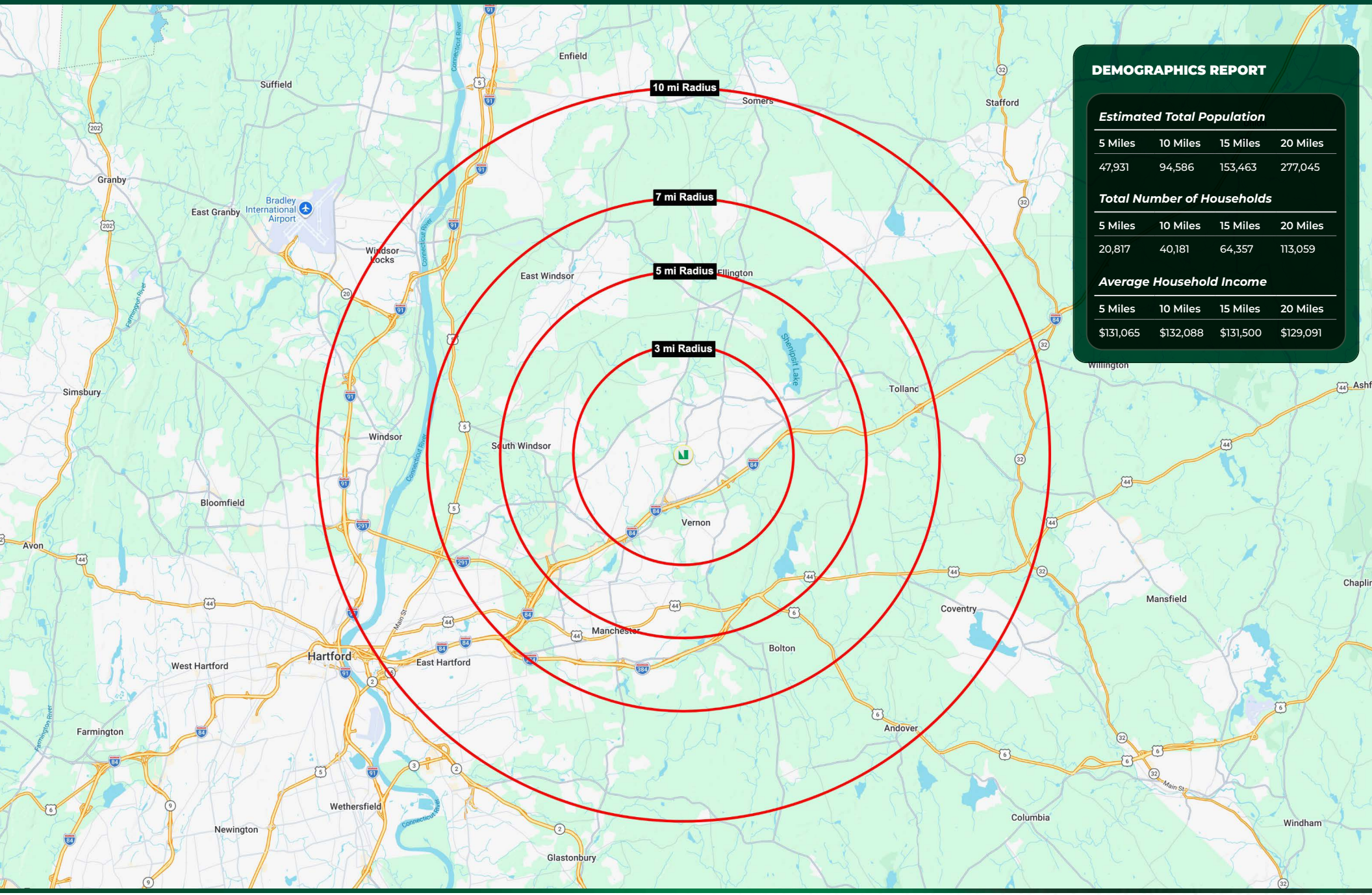
Demographics



DEMOGRAPHICS REPORT

Estimated Total Population			
5 Miles	10 Miles	15 Miles	20 Miles
47,931	94,586	153,463	277,045

Total Number of Households			
5 Miles	10 Miles	15 Miles	20 Miles
20,817	40,181	64,357	113,059

Average Household Income			
5 Miles	10 Miles	15 Miles	20 Miles
$131,065	$132,088	$131,500	$129,091

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Market Map | Vernon, CT

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420 Talcottville Road - Route 83
VERNON CONNECTICUT

Contact

Exclusive Broker

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New England Retail Properties, Inc.

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