



**New England**  
Retail Properties, Inc.

## **23± ACRE DEVELOPMENT SITE AVAILABLE**



**CONCEPTUAL RENDERING  
TO BE DEVELOPED**

### **CONTACT**

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### ***Maplewood Village | 168-Unit Apartment Project***

**145-153 South Road | Enfield, CT**

# Property Overview | Maplewood Village Apartments

## 23± Acre Development Opportunity

### Approved 168 Apartment Units

New England Retail Properties is pleased to present Maplewood Village Apartments, a significant multifamily development opportunity located at 145-153 South Road in Enfield, Connecticut. The approximately 23-acre development site offers investors and developers the opportunity to create a 168-unit residential community in one of northern Hartford County's most strategically located suburban markets.

The proposed Maplewood Village community is designed to include seven three-story apartment buildings, consisting of 88 one-bedroom and 80 two-bedroom units, along with resident amenities including an outdoor pool, clubhouse, gazebo and outdoor gathering areas. The project received special permit approval from the Enfield Planning & Zoning Commission, with subsequent site-plan modifications approved in 2025. The property is located within the R-44/I-1 zoning framework associated with the approved development.

Maplewood Village benefits from a location immediately accessible to Interstate 91, providing convenient regional connectivity throughout Connecticut and western Massachusetts. The property is positioned near the South Road/Freshwater Boulevard corridor, placing future residents within easy reach of Enfield's established retail, dining, employment and service amenities.

I-91 provides direct access throughout the greater Hartford-Springfield corridor, with nearby interchanges serving Enfield, Suffield, East Windsor and Windsor Locks. Route 190, Route 220 and U.S. Route 5 further connect the property to surrounding communities including Somers, Suffield, East Windsor, Windsor Locks, Longmeadow, Massachusetts, while downtown Hartford and Springfield are both readily accessible via the interstate network.

## Property Details

|                      |                                 |
|----------------------|---------------------------------|
| Address              | 145-153 South Road, Enfield, CT |
| County               | Hartford County                 |
| Total Lot Size       | 23± acres                       |
| Potential # of Units | 168-unit apartments             |
| Zone                 | R-44                            |
| Type                 | Residential, multi-family       |
| Price                | Upon request                    |



# Conceptual Site Plan | 23± Acres To Be Developed

**MAPLEWOOD VILLAGE**  
Approved 168-Unit  
Apartment Development

**SOUTH ROAD**

**FRESHWATER BLVD**

Building #4  
18 Units

Building #5  
18 Units

Building #6  
18 Units

Building #7  
24 Units

Building #2  
30 Units

Building #3  
27 Units

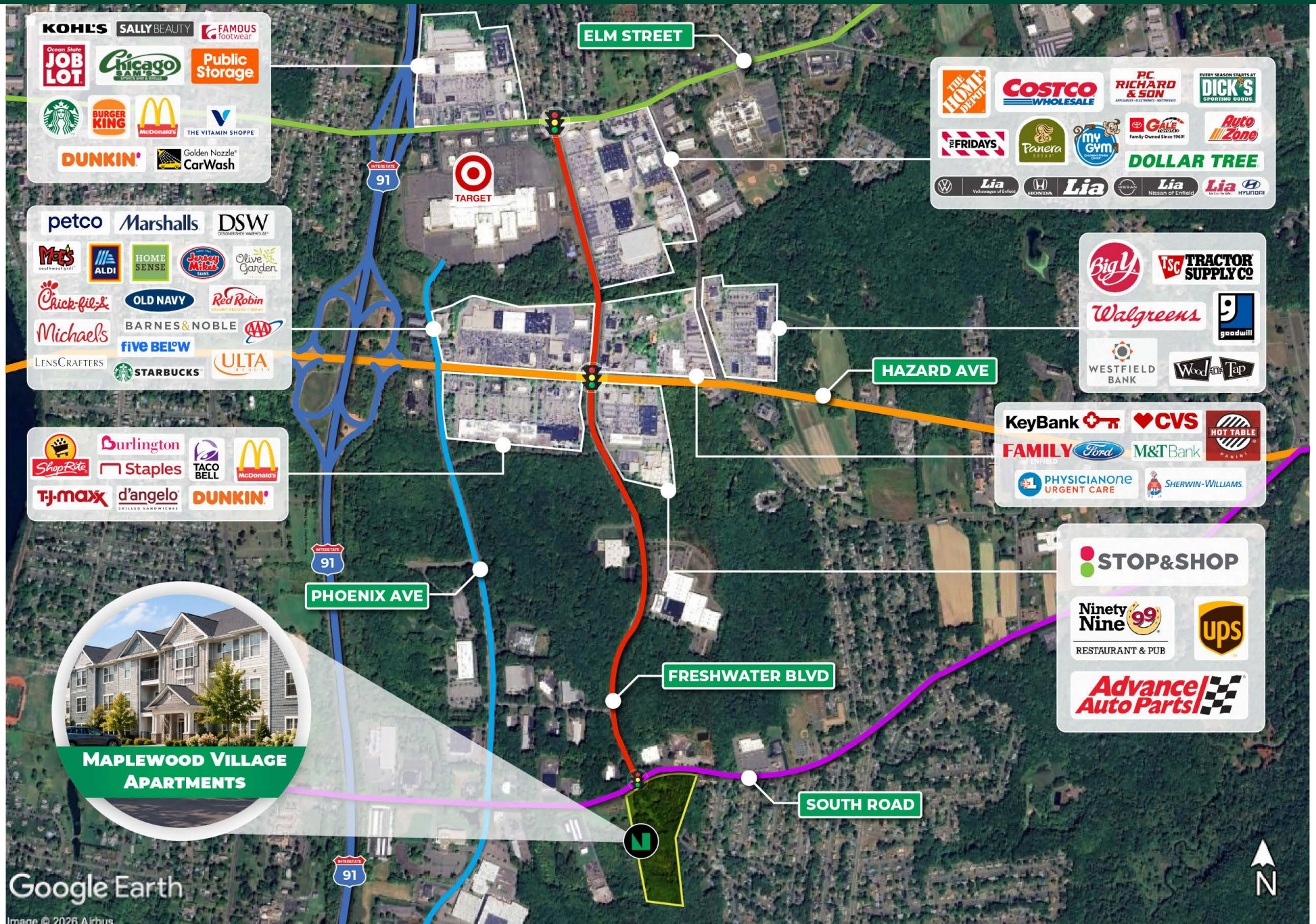
Building #7  
27 Units

# Aerial | South Road & Freshwater Boulevard



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# Market Map | Enfield, CT



# Demographics

## Strong Demographics

Affluent, stable market with 81% owner occupancy, median household income of \$109,925, and average income over \$142,788.

### DEMOGRAPHICS REPORT

#### Estimated Total Population

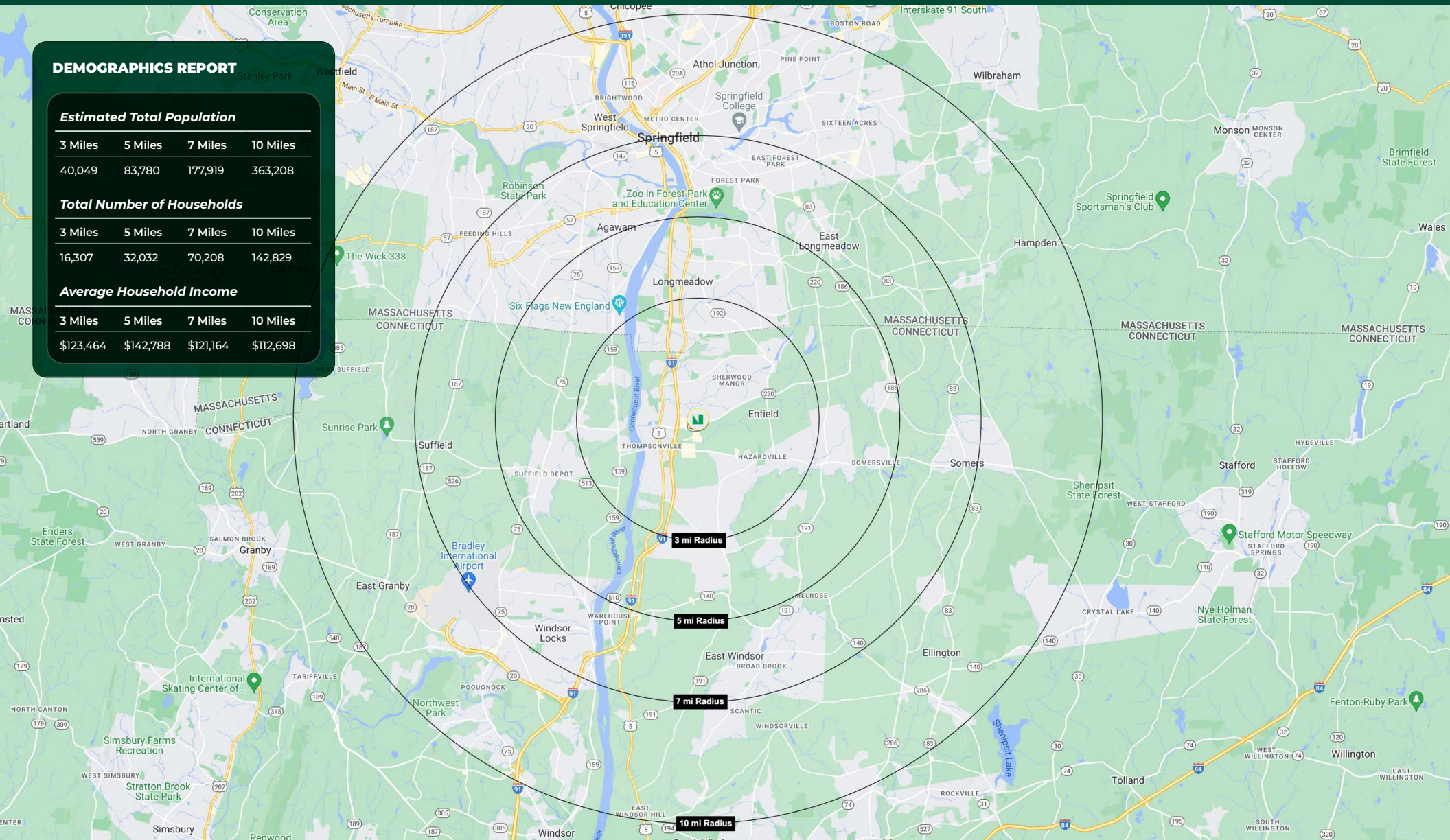
| 3 Miles | 5 Miles | 7 Miles | 10 Miles |
|---------|---------|---------|----------|
| 40,049  | 83,780  | 177,919 | 363,208  |

#### Total Number of Households

| 3 Miles | 5 Miles | 7 Miles | 10 Miles |
|---------|---------|---------|----------|
| 16,307  | 32,032  | 70,208  | 142,829  |

#### Average Household Income

| 3 Miles   | 5 Miles   | 7 Miles   | 10 Miles  |
|-----------|-----------|-----------|-----------|
| \$123,464 | \$142,788 | \$121,164 | \$112,698 |





Maplewood Village | 168-Unit Apartment Project  
**ENFIELD CONNECTICUT**

CONCEPTUAL RENDERING  
TO BE DEVELOPED

**Contact**

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