

# 1063 WEST STREET

SOUTHINGTON, CT

MEDICAL / RETAIL



**A TRUE EXCLUSIVE... CALL FOR THE DETAILS!**

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**TRUE**  
COMMERCIAL REAL ESTATE LLC

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# 10+ ACRES

- » Build To Suit or Ground Lease Opportunity
- » Easy access from I-84 (Exit 31)
- » Traffic light in place for access / egress



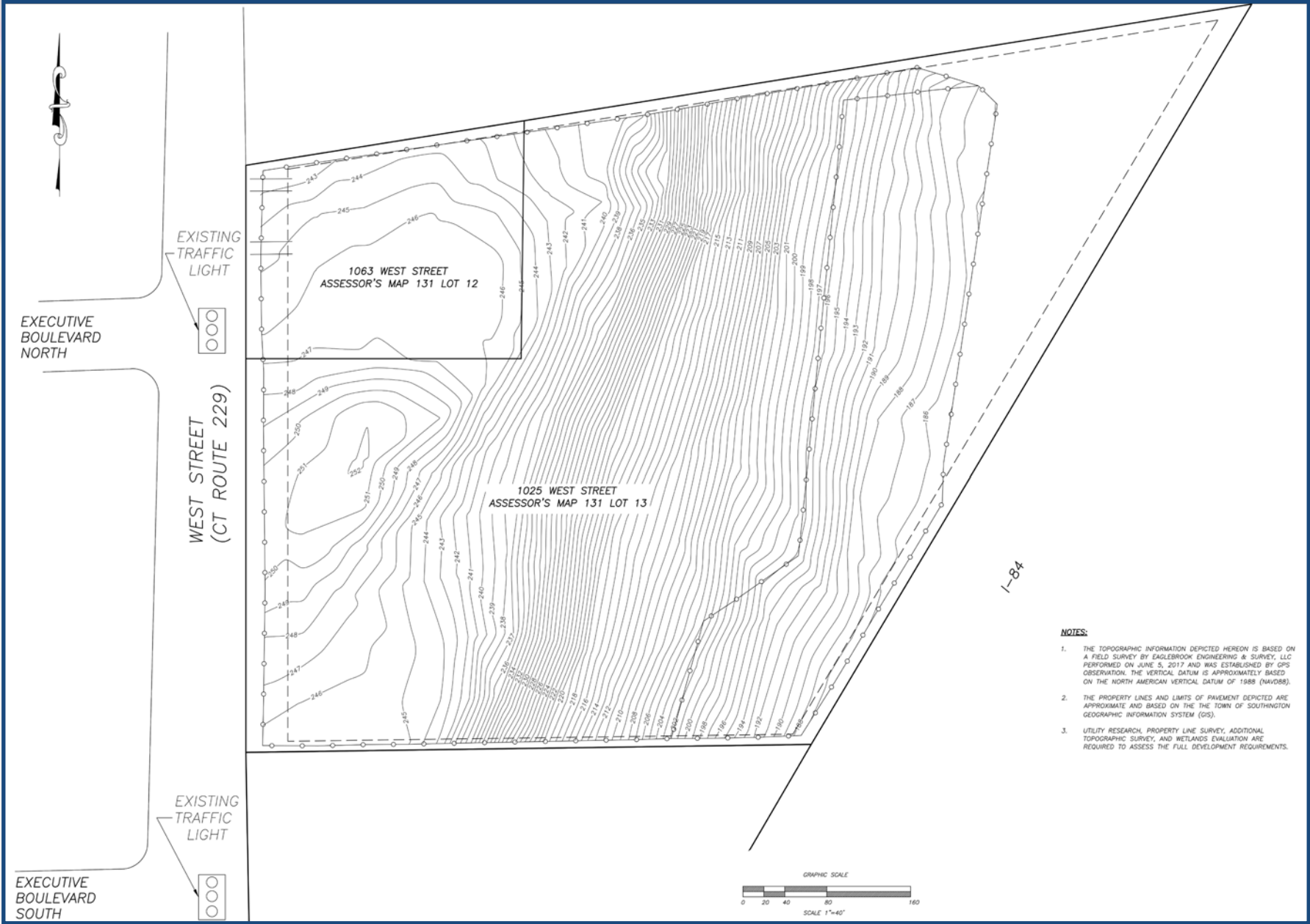


## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
POPULATION	4,371	98,629	493,115
NUMBER HOUSEHOLDS	1,620	40,553	196,758
AVERAGE HOUSEHOLD \$	\$126,515	\$103,418	\$92,681



# TOPOGRAPHIC PLAN



- NOTES:**
1. THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED ON A FIELD SURVEY BY EAGLEBROOK ENGINEERING & SURVEY, LLC PERFORMED ON JUNE 5, 2017 AND WAS ESTABLISHED BY GPS OBSERVATION. THE VERTICAL DATUM IS APPROXIMATELY BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  2. THE PROPERTY LINES AND LIMITS OF PAVEMENT DEPICTED ARE APPROXIMATE AND BASED ON THE TOWN OF SOUTHINGTON GEOGRAPHIC INFORMATION SYSTEM (GIS).
  3. UTILITY RESEARCH, PROPERTY LINE SURVEY, ADDITIONAL TOPOGRAPHIC SURVEY, AND WETLANDS EVALUATION ARE REQUIRED TO ASSESS THE FULL DEVELOPMENT REQUIREMENTS.



WEST STREET

23,700 VPD

**SITE**  
10+ ACRES



EXIT 31

91,500 VPD

EXIT 31



EXIT 31

