

1610 SILAS DEANE HIGHWAY, ROCKY HILL, CT



FOR SALE OR LEASE: UP TO 5 ACRES

GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITY!

- » Your retail center can be seen by 130,000 cars per day at our location – the center of this high volume retail market. Easy on/off access to I-91!
- » Zone change to allow many different uses!
- » Approvals in place for 111 room hotel and a restaurant pad.
- » Other uses considered.

DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Population	6,130	42,884	146,811
Number of Household	2,810	17,965	59,692
Avg. Household Income	\$120,886	\$152,226	\$130,136

22,000± VPD

AREA RETAILERS:



**AND
MANY
MORE!**

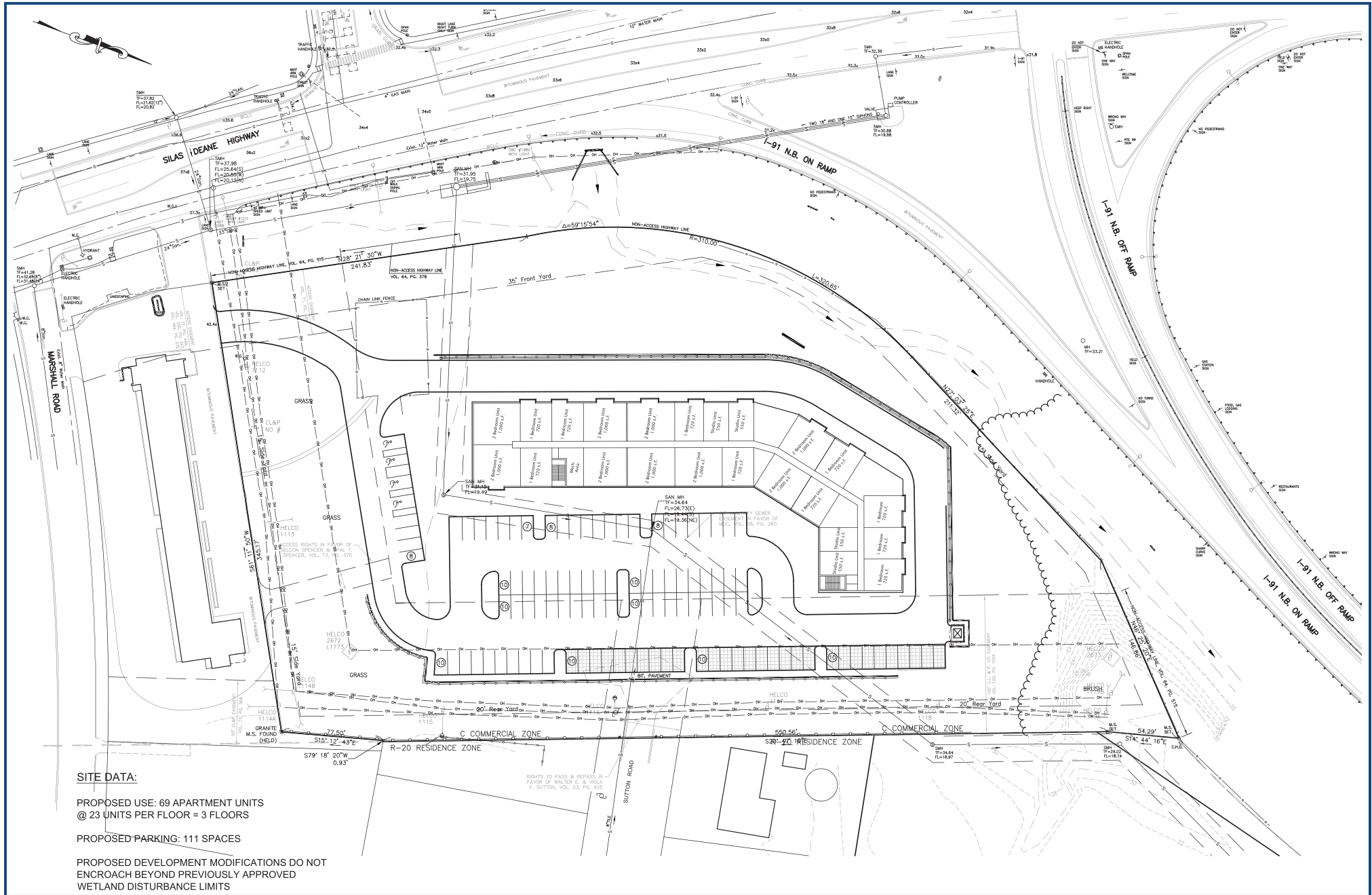
A TRUE EXCLUSIVE...
**CALL FOR THE
DETAILS!**

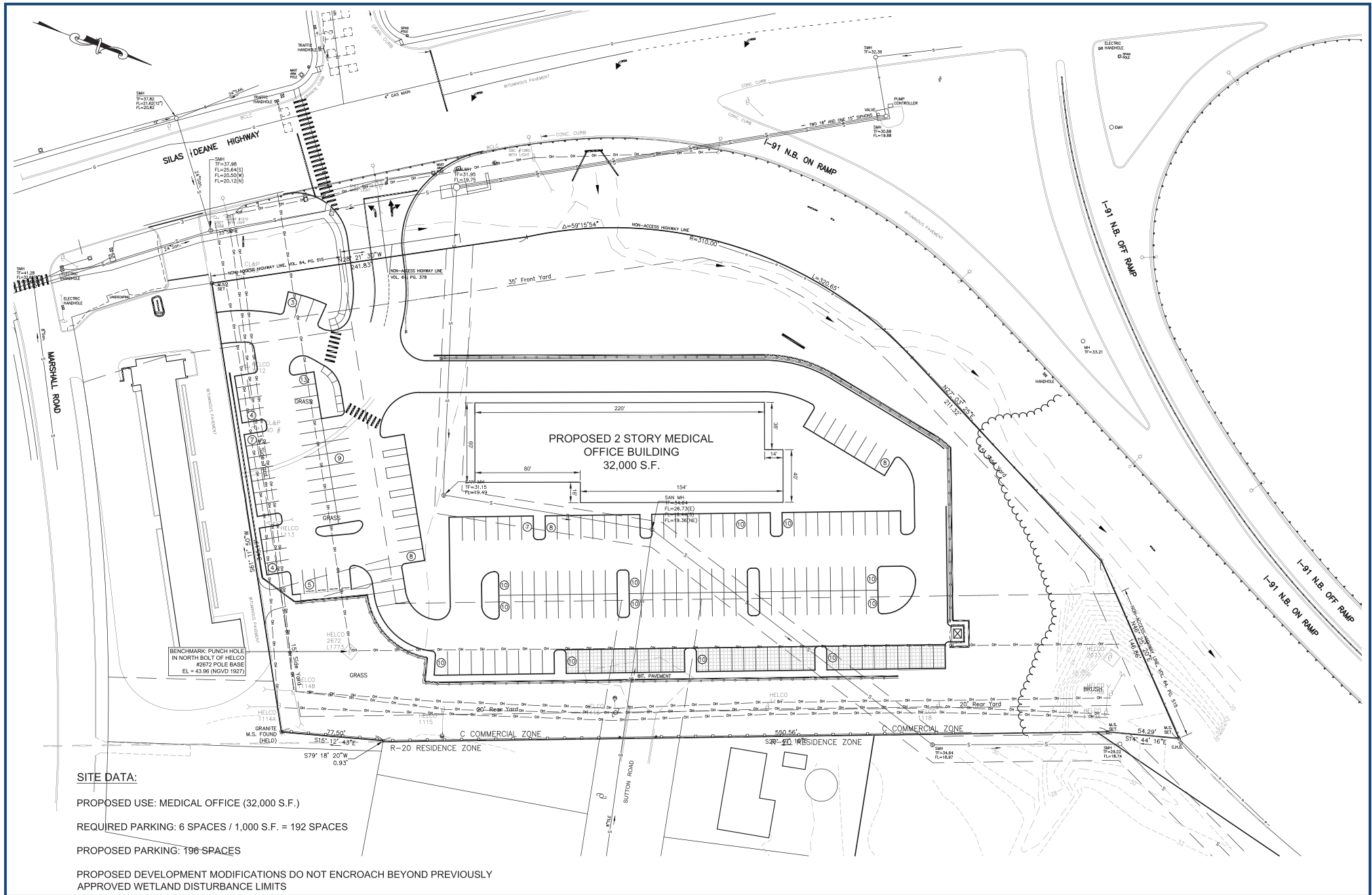
AGENTS:
TYLER LYMAN
203.529.4639
tl@truecre.com

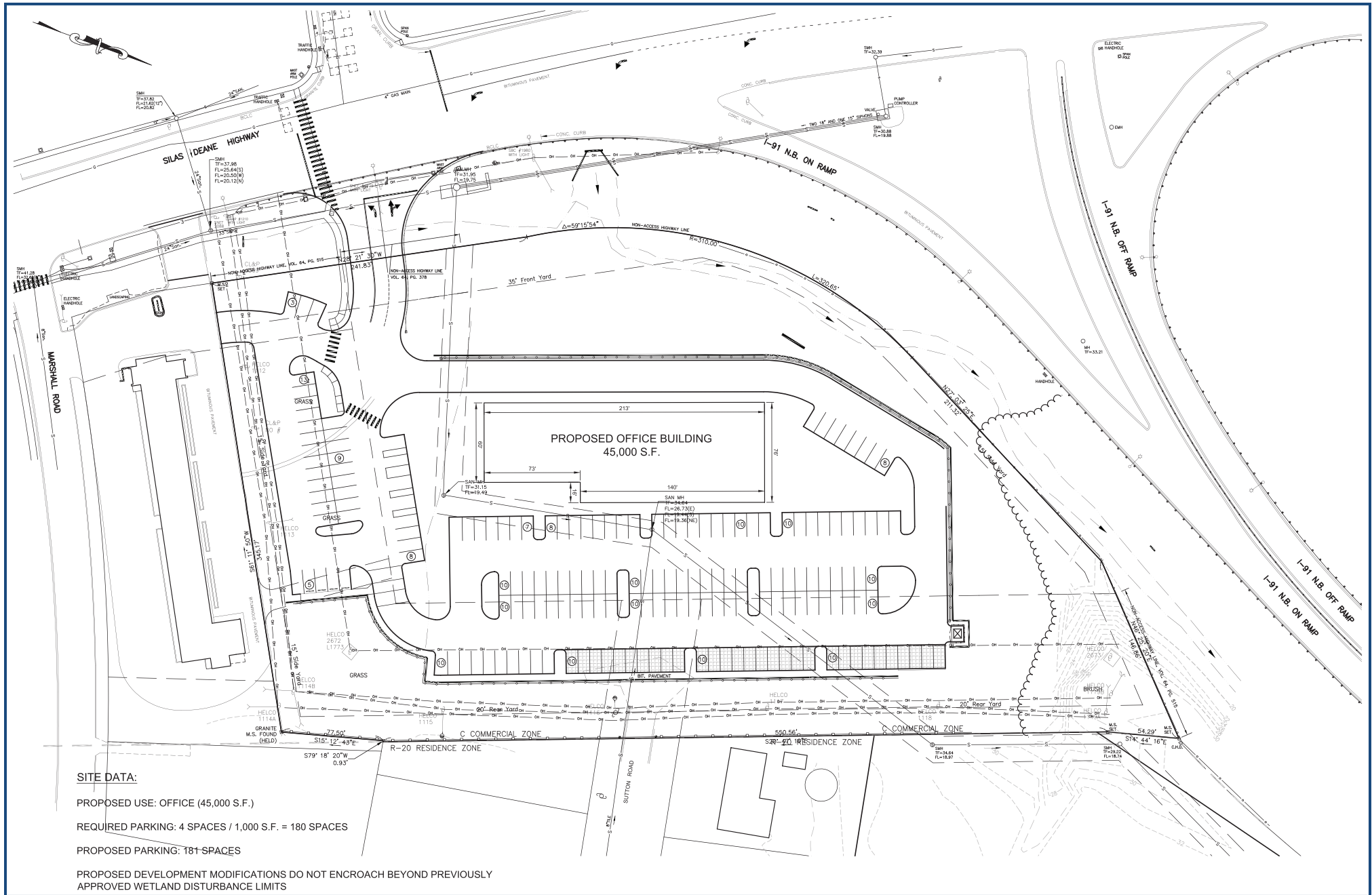
WES CRAFT
203.522.7484
wc@truecre.com

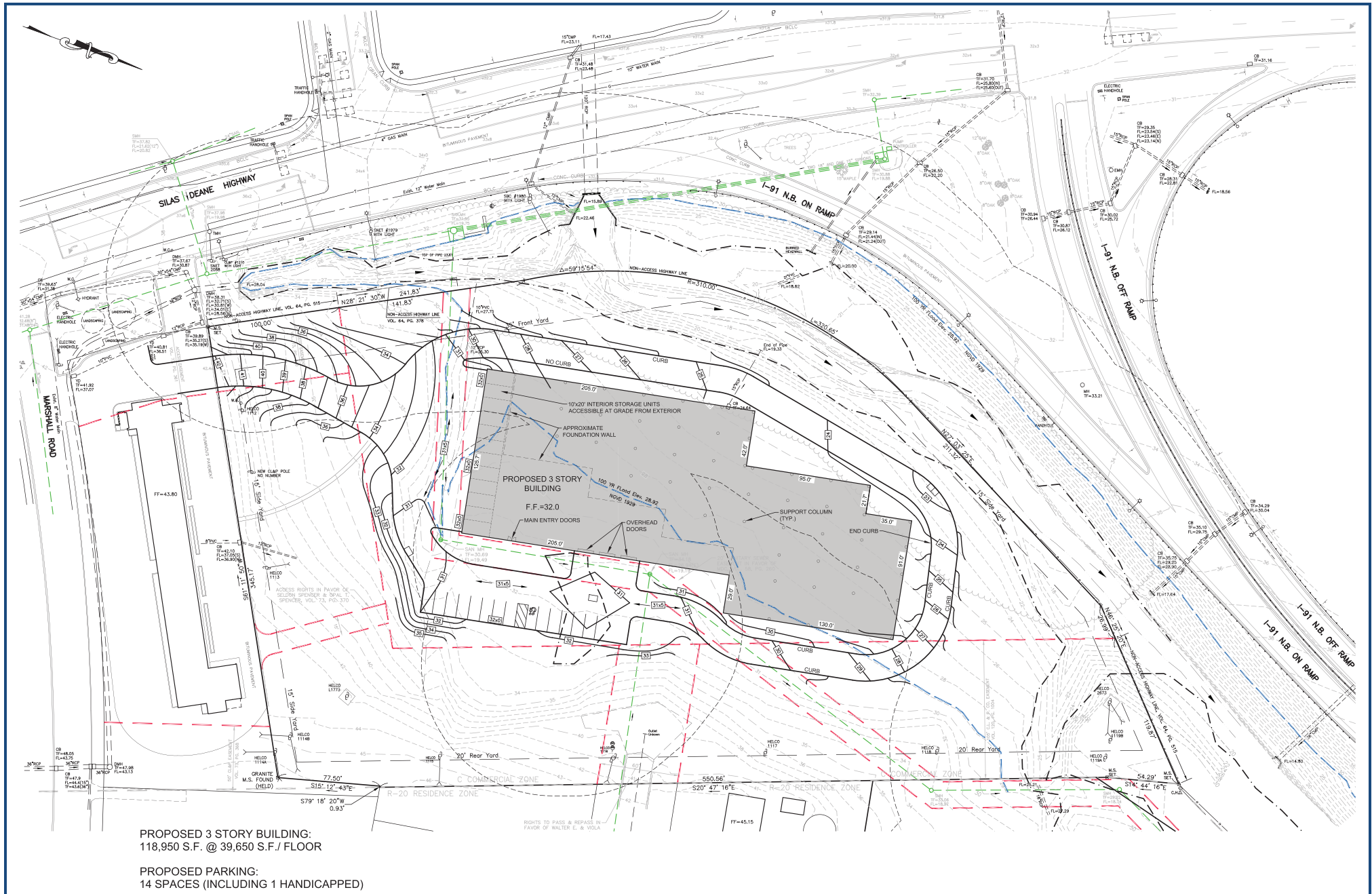
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CHIPOTLE
MEXICAN GRILL

CVS
pharmacy

Starbucks

AT&T

Walgreens

Cane's
BISCUITS & BEVERAGES

RED LOBSTER
RESTAURANT

Auto
Zone

ROCKY HILL
HIGH SCHOOL

PET
SUPPLIES
PLUS

HomeGoods

Marshall's

Wendy's

TACO
BELL

McDonald's

SITE

Sally's
PIZZA

SILAS DEANE HIGHWAY

99

SILAS DEANE HIGHWAY

99

EXIT 24

99

22,000 VPD

ON THE
BORDER

Holiday Inn

Santander

BUFFALO WILD WINGS
GRILL & BAR

planet
fitness

Wendy's

Walmart

KOHL'S

LONGHORN
STEAKHOUSE

ALDI

Webster
Bank

SKECHERS

H&R
BLOCK

TJ-maxx

ULTA
beauty

Panera
BREAD

Jersey Mike's
SUBS

TOWN
FAIR TIRE

STOP &
SHOP

GameStop

SUPERCUTS

goodwill

DOLLAR TREE

91



TRUE
COMMERCIAL REAL ESTATE LLC