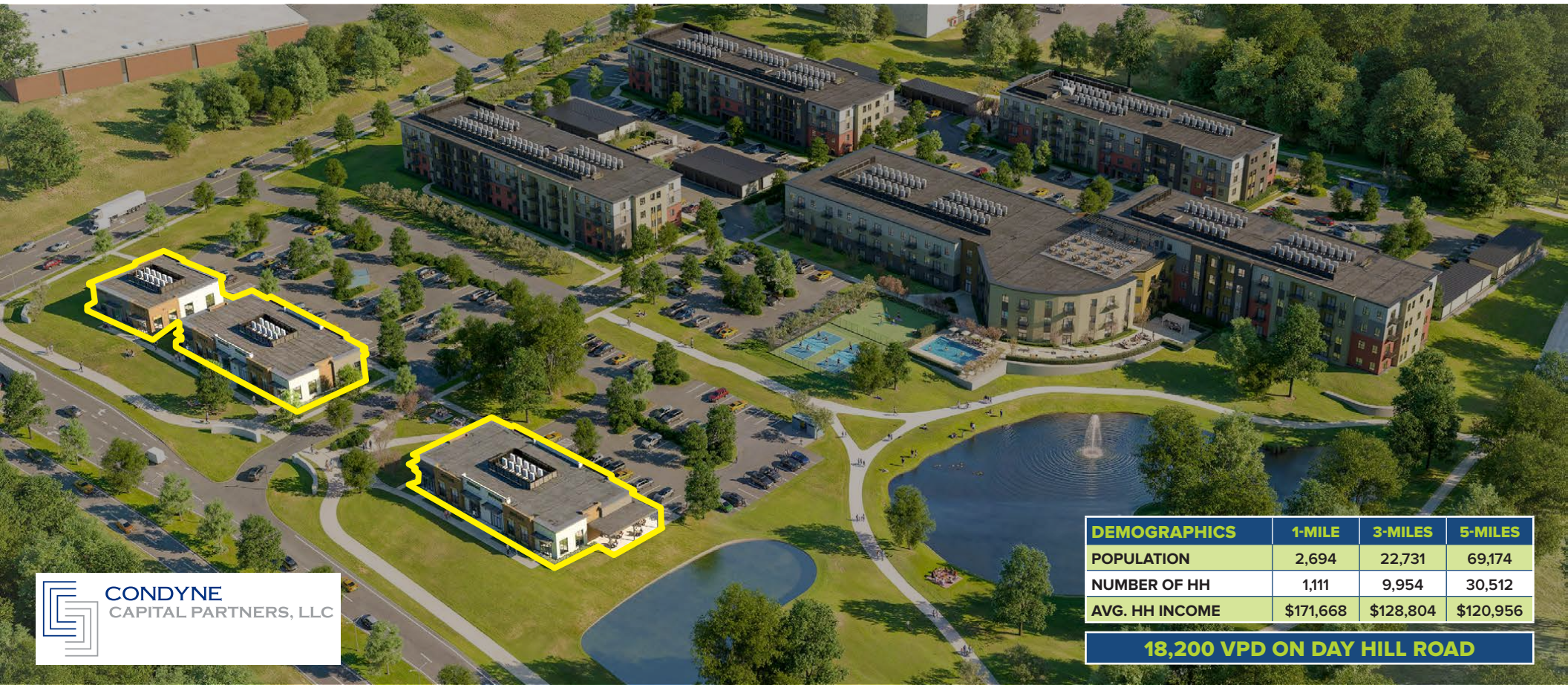


# 500 DAY HILL ROAD WINDSOR, CT



## FOR LEASE: PAD SITES UP TO 8,000 SF

Introducing a premier new development which benefits from outstanding visibility at the prominent, signalized intersection of Day Hill Road and Marshall Phelps Road. The commercial spaces will benefit from a built-in customer base from the site's proposed 300-unit residential community and ample parking distributed across the expansive lot. The overall development enhances the retail experience with 5.77 acres of landscaped open space, generous outdoor patio areas perfect for dining, and high-end site amenities including a pool, a water quality basin, and a dog park, making it a highly attractive destination within a rapidly growing corridor.



| DEMOGRAPHICS   | 1-MILE    | 3-MILES   | 5-MILES   |
|----------------|-----------|-----------|-----------|
| POPULATION     | 2,694     | 22,731    | 69,174    |
| NUMBER OF HH   | 1,111     | 9,954     | 30,512    |
| AVG. HH INCOME | \$171,668 | \$128,804 | \$120,956 |

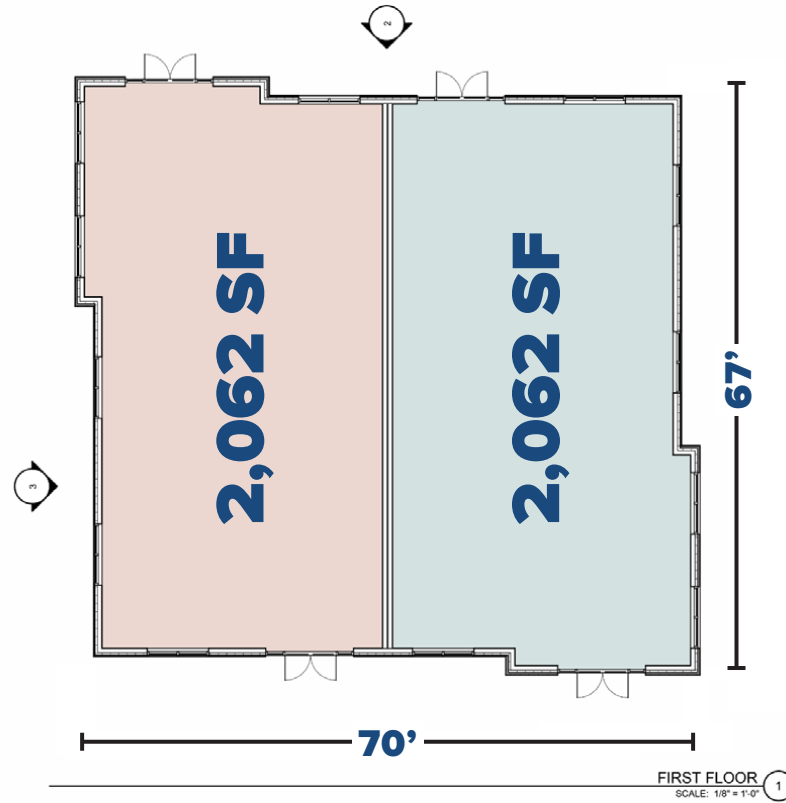
**18,200 VPD ON DAY HILL ROAD**

**TYLER LYMAN**  
203.529.4639  
tl@truecre.com

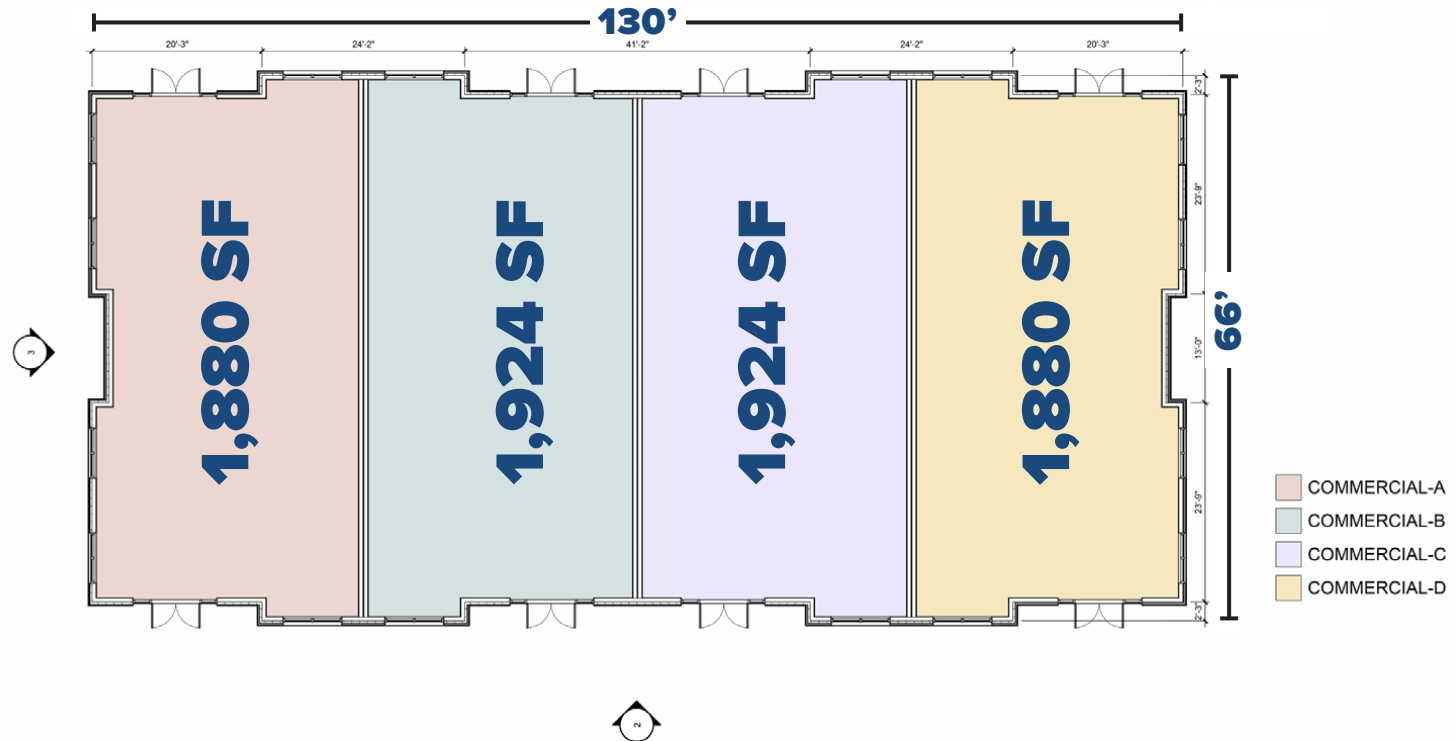
**WES CRAFT**  
203.522.7484  
wc@truecre.com

2228 Black Rock Turnpike, Suite 206, Fairfield, CT 06825  
203.744.7777  
www.truecre.com

This information provided in this marketing package has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.



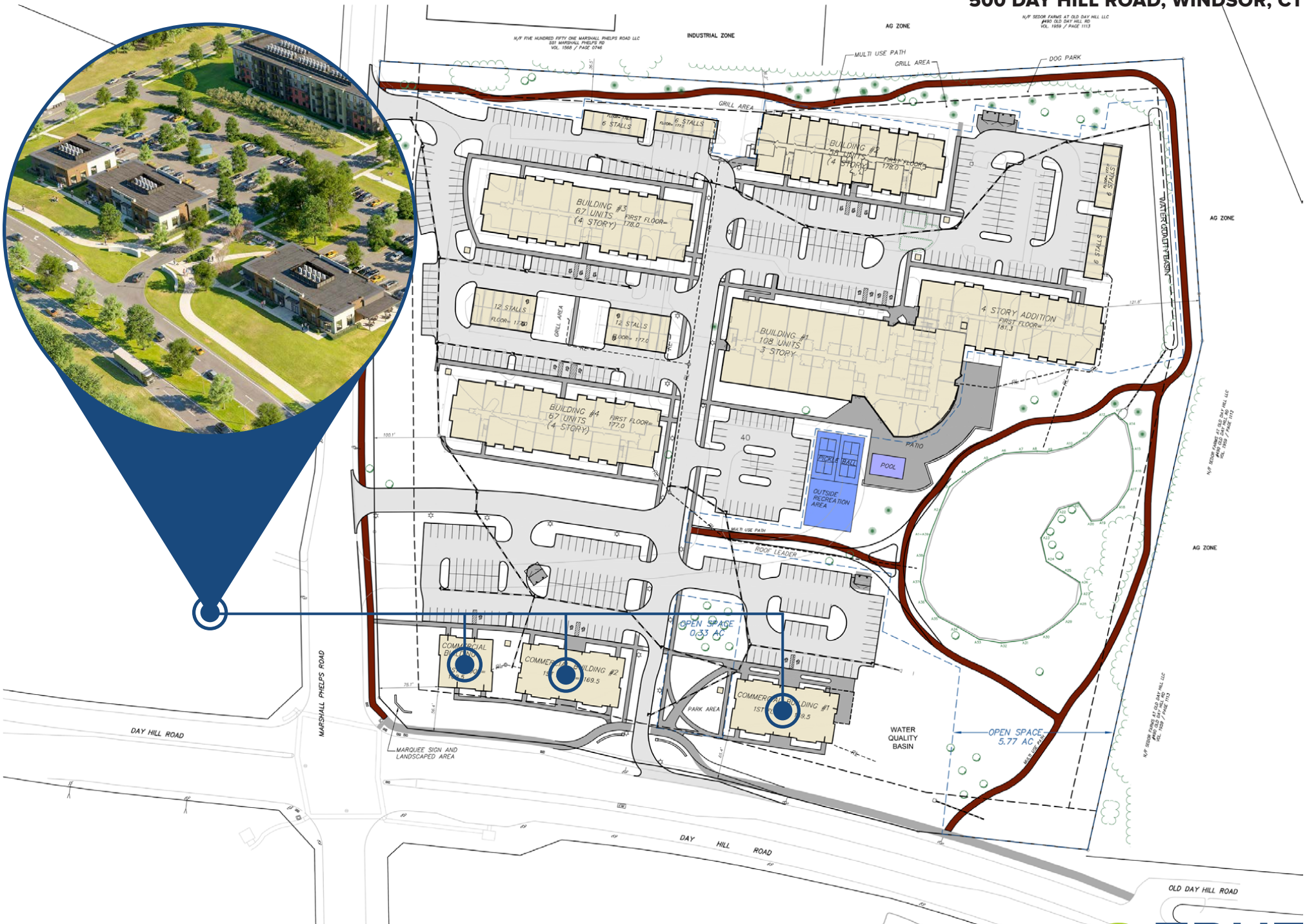
- COMMERCIAL-A
- COMMERCIAL-B



BUILDING 8

FIRST FLOOR  
SCALE: 1/8" = 1'-0"

# 500 DAY HILL ROAD, WINDSOR, CT



500 DAY HILL ROAD, WINDSOR, CT

MARSHALL PHELPS RD



DAY HILL RD

DAY HILL RD

18,200 VPD

DAY HILL RD

DAY HILL RD

DAY HILL RD

MARSHALL PHELPS RD

4,124± SF

7,608± SF

7,608± SF

GREAT POND VILLAGE (1,500 UNITS PERMITTED)

**SITE**

COURTYARD BY MARRIOTT

FULFILLMENT BY amazon

MARRIOTT

**WINDSOR MARKETPLACE**

|  |  |  |  |
|--|--|--|--|
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |



Hilton Garden Inn

DAY HILL DOME

HYATT house

Price Chopper

BUFFALO WILD WINGS GRILL & PUB

MOE'S SOUTHWEST GRILL

SUBWAY

play FPN Rastpikon Nation

Bright Path The best start in life

Dudleytown Brewing Co.

Residence INN BY MARRIOTT

SUNOCO

DUNKIN'

McDonald's

Mobil