

LAND FOR SALE

130-150 BUCKLAND ROAD, SOUTH WINDSOR, CT 06074



DETAILS

Deal Structure:	For Sale
Price:	Reduced - Call for Details
Land Size:	18.17 Acres
Utilities:	Sewer, Water, Gas Available
Zone:	Gateway Zone Commercial Uses Permitted

FEATURES

-  Approximately - 600' of frontage on Buckland Road
-  High traffic retail corridor with over 20,500 VPD
-  Easy access to Interstate 84 and I-291
-  Significant surrounding retail/commercial development
-  Access to signalized intersection via Chase/Aldi driveway
-  Pending agreement/payment to owner of driveway

EXCLUSIVE BROKERS

TIM MCNAMARA
860-616-1400
tim.mcnamara@cushwake.com

KEVIN DALY
860-856-8765
kevin.daly2@cushwake.com

130, 140 and 150 Buckland Road is an exceptional 18.17 acre development opportunity located in South Windsor, CT, just north of the Buckland Hills retail market and east of Hartford, CT. The property boasts almost 600 feet of frontage on Buckland Road and is situated just north of the interchange between Interstate 84 and I-291, which serves as a critical connector to the towns west of Hartford, across the Connecticut River.

Buckland Road has evolved into a significant commercial roadway that links South Windsor to the north of I-84 to Manchester, on the south side of I-84. The site will benefit from a future connection to the four-way signal installed to the immediate north of the site through the driveway to the adjacent Chase Bank and Aldi Grocery Store.

Furthermore, the property is situated directly across the street from the 374,000 square foot Evergreen Walk open air lifestyle center, anchored by major tenants such as LL Bean, Anthropology, Old Navy, Apple and Whole Foods. The same signalized intersection that connects to the northern entrance of Evergreen Walk, also connects to the new Costco on Tamarack Avenue. The subject property is located in the Gateway Zone of South Windsor, giving the town oversight into the style and substance of the development.



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	3 miles	5 Miles	10 miles
Total Population	51,806	128,296	464,606
Total # Households	21,288	52,400	188,750
Avg. Household Income	\$82,064	\$79,900	\$70,535

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