

# FOR LEASE

## Ruby Road Willington Off I-84, CT



### FOR LEASE: 1 Acre

(54,200 ADT Proposed 2,400 SF Drive-Thru Pad)

**\$120,000 / Year**

- Ground Lease or Build-to-Suit
- Abutting TA Truck Stop, Dunkin' and Burger King
- Newly built Love's Truck Stop on other side of I-84
- Across from FedEx ground facility
- Parking for 297 Semi Trucks per day nearby
- Located in between NY and Boston for affluent EV drivers to charge on-site

Contact for Details:

**SAM LYMAN**

Phone  
(860) 876-0359

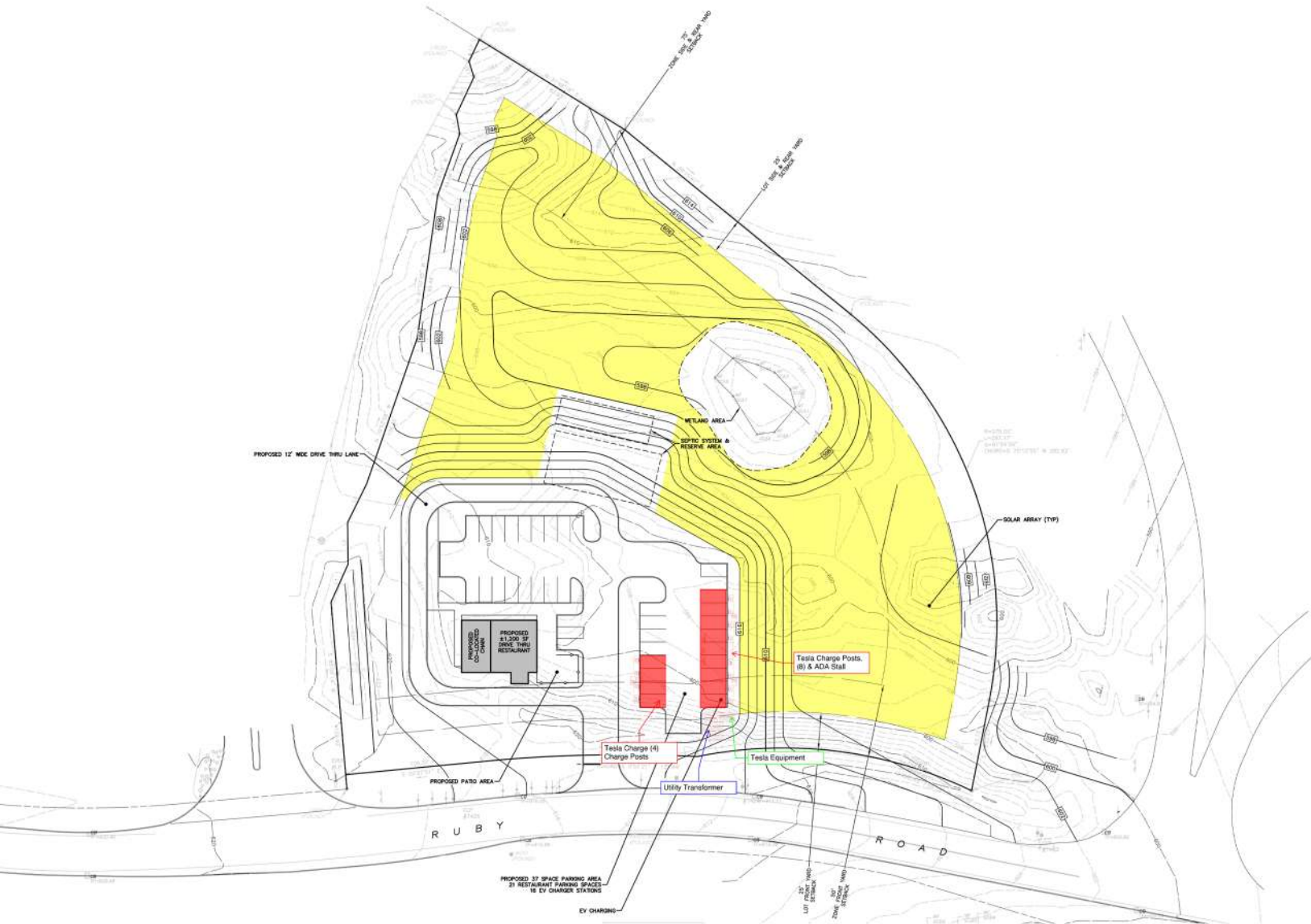
Email  
[SL@retradeCRE.com](mailto:SL@retradeCRE.com)

**retrade**

 (860) 600-4400 | (617) 600-4400  [retradeCRE.com](http://retradeCRE.com)

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# FOR LEASE - 1 ACRE



## CONTACT FOR FULL SCALE PDF RENDERING

Site Plan: Proposed concept plan, flexible in design and size for your needs!

All information stated is from sources deemed reliable and is submitted subject to errors, omissions, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.



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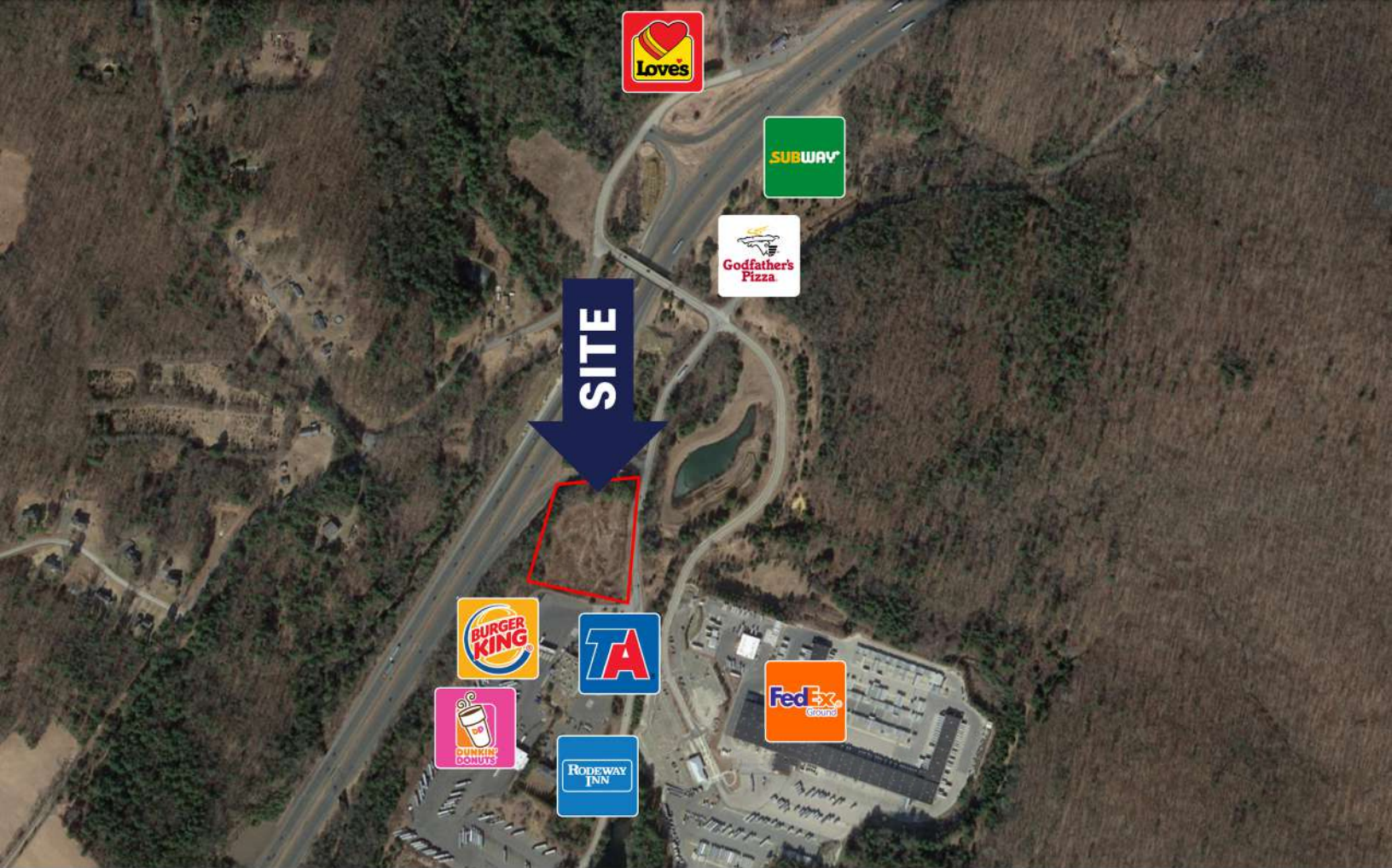
**FOR LEASE:** 453 West Main St, Meriden, CT 06451

# AERIALS



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## RETAIL MAP

### NEARBY TENANTS

- TA Truck Stop
- Dunkin' Donuts
- Love's Truck Stop
- Godfather's Pizza
- Burger King
- FedEx Ground
- Subway



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# TA TRUCK STOP & LOVE'S TRUCK STOP



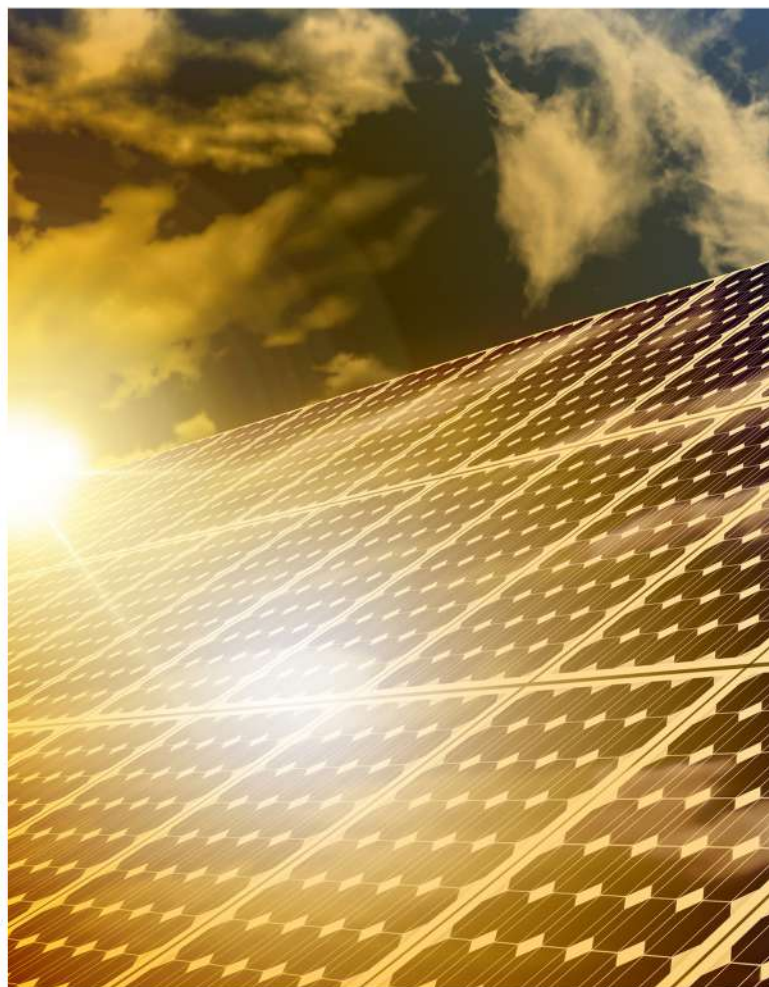
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# SOLAR & L3 FAST EV CHARGES ON SITE



- 719 KW of Solar Panels
- Nearest Level 3 Fast EV Charger 25 miles in both directions
- Renewable energy location for your customers to access and appreciate
- Right Off I-84 with ADT of 54,200
- Located in between New York and
- Boston for affluent EV Drivers to charge on-site: 12 Tesla Superchargers

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