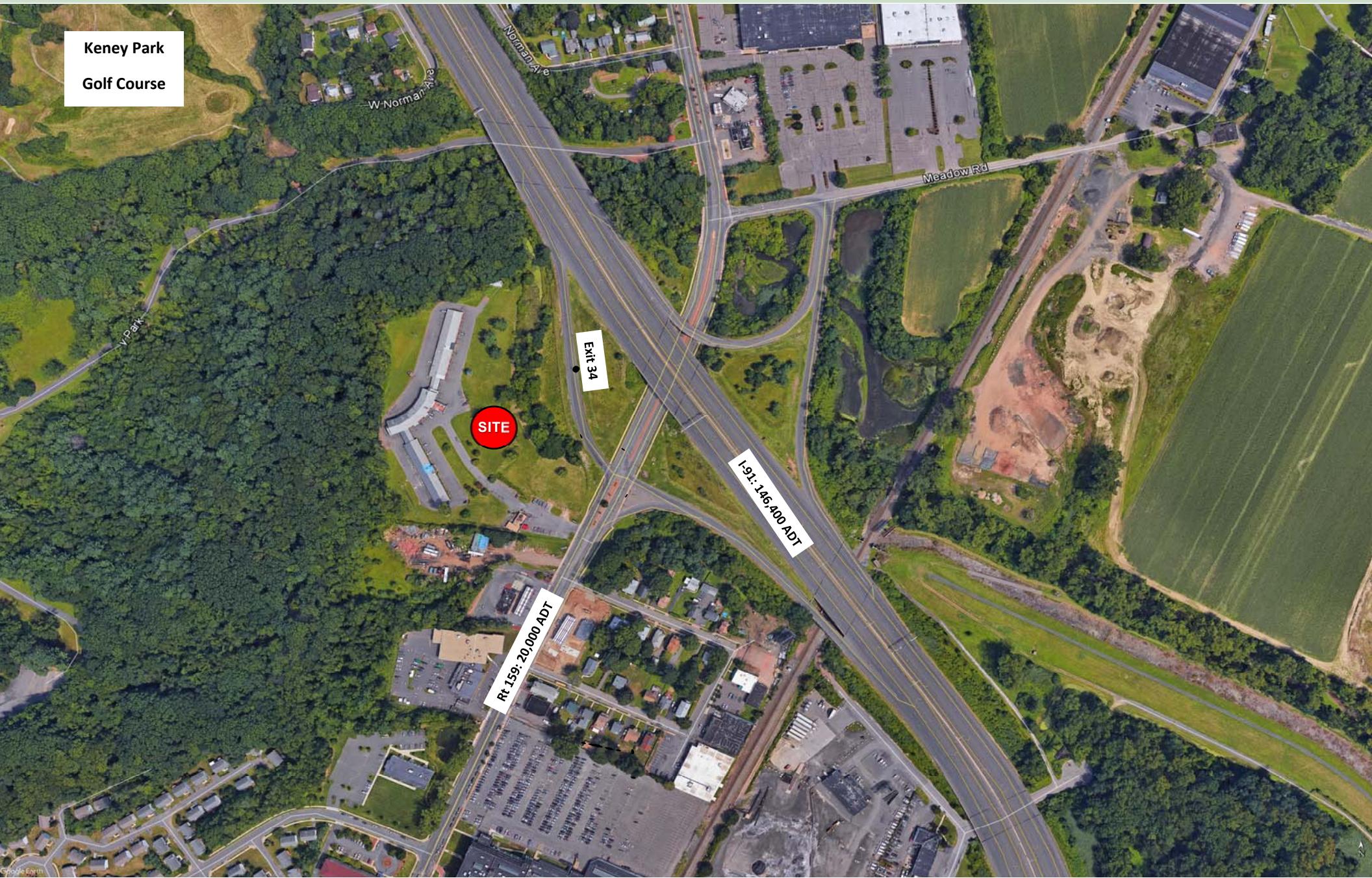


WINDSOR, CT



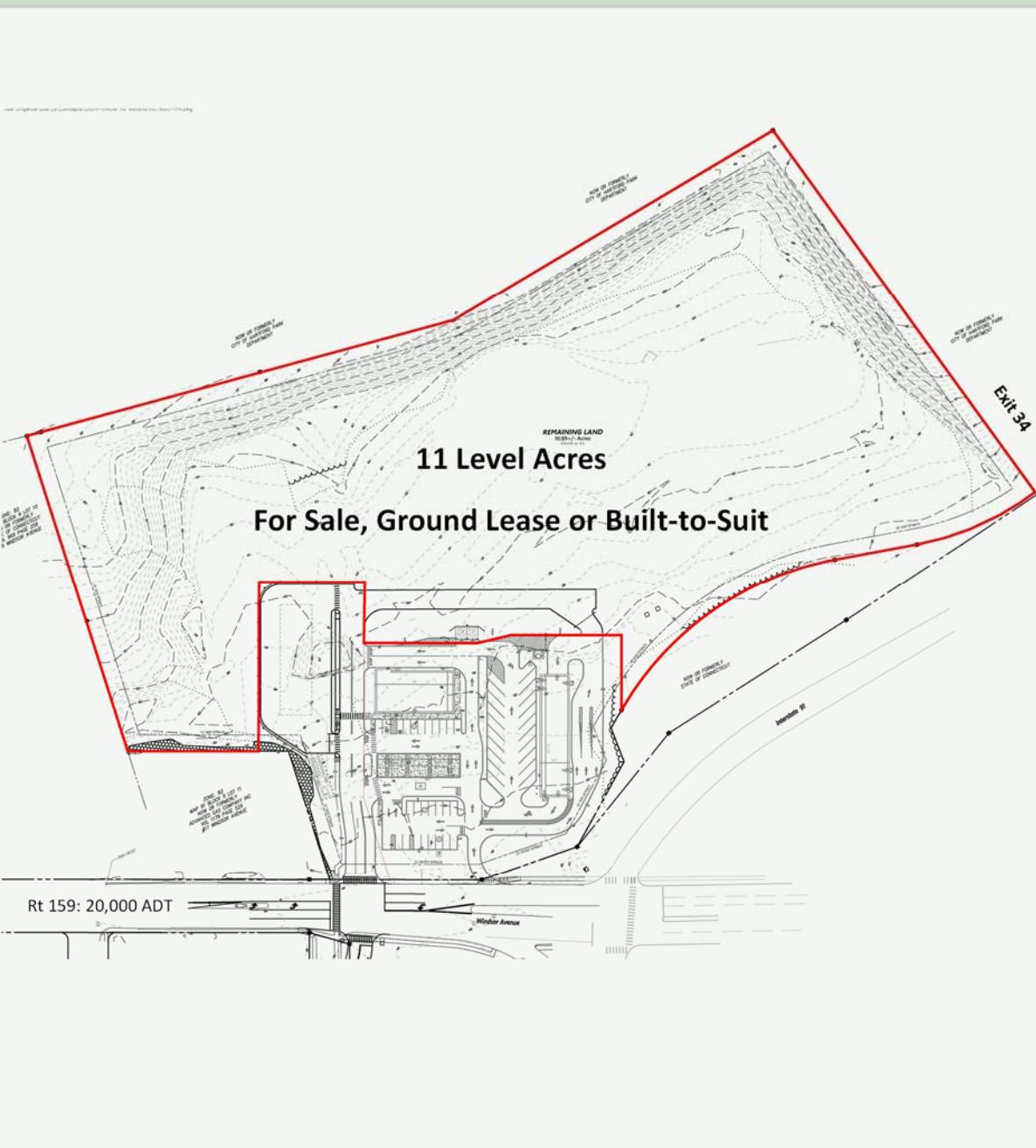
29 WINDSOR AVENUE



WINDSOR, CT



29 WINDSOR AVENUE



SITE OVERVIEW

Space

11 Level Acres – For Sale, Ground Lease or Build-to-Suit

Visibility & Access

This site offers excellent visibility and immediate access to I-91 and Route 159, with a combined 160,000+ ADT.

Area

Easy connectivity to Downtown Hartford, MGM Springfield Casino, and the Naismith Memorial Basketball Hall of Fame. Major employers in the area include Voya, SCA Pharmaceuticals, Amazon, Eversource, and CIGNA.

Demographics

Strong household incomes in the area drive demand for retail, office, and mixed-use development.

DEMOGRAPHICS

	3-MILE	5-MILE	7-MILE	10-MILE
POPULATION	84,779	233,055	355,413	545,435
AVG HH INCOME	\$82,522	\$94,685	\$111,112	\$122,589
EMPLOYEES	73,036	158,784	236,630	339,652

DRIVE TIMES

	10-MINUTES	20-MINUTES	30-MINUTES
POPULATION	187,296	564,115	1,013,238
AVG HH INCOME	\$84,741	\$116,084	\$120,314
EMPLOYEES	147,495	358,996	555,585

WINDSOR, CT



29 WINDSOR AVENUE



11 Level Acres

For Sale, Ground Lease or Built-to-Suit



Corporate Realty Advisors, Inc.

60 State Street

Suite 1400

Boston, Massachusetts 02109

www.cra-boston.com

John Dennis

781-396-5400

jd@cra-boston.com