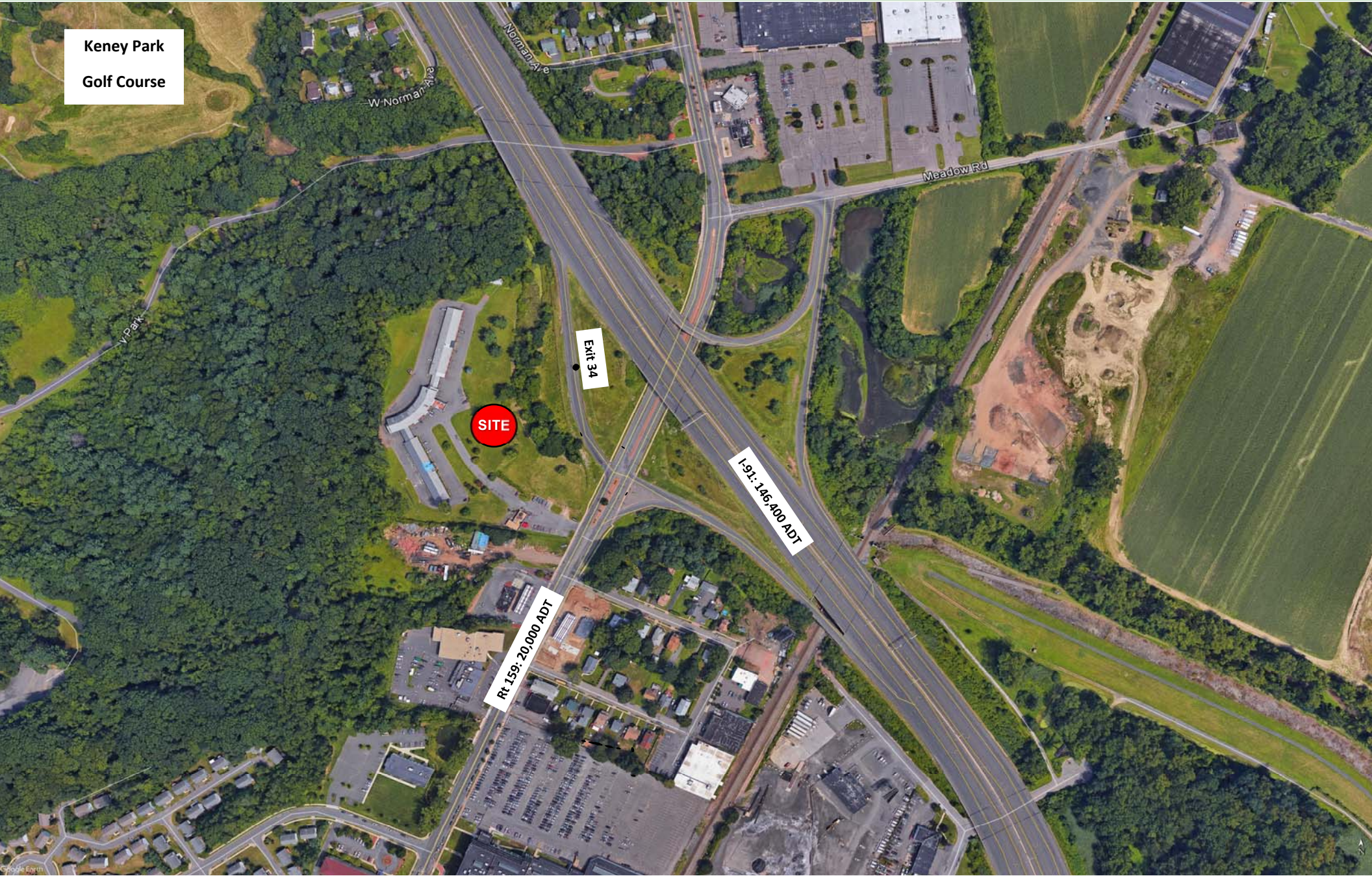


WINDSOR, CT

29 WINDSOR AVENUE

Keney Park
Golf Course



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



I-91: 146,400 ADT

Exit 34

Rt 159: 20,000 ADT

SITE

11 Level Acres

For Sale, Ground Lease or Built-to-Suit



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