



Colliers

INTERSTATE
84

EXIT 66

S Frontage Road

Tunnel Road

Sale Price:
\$3,950,000

60 South Frontage Road Vernon, CT 06066

±37.55-Acre Commercial Site Offering
Large-scale Development Opportunity

Features

- Strong visibility and access to I-84 with ±80k vehicles per day
- Flexible zoning allowing wide array of commercial and highway orientated uses
- Water/Sewer, Gas, and Electricity in street
- ±23 acres buildable acres
- Limited availability of large commercial tracts in the area

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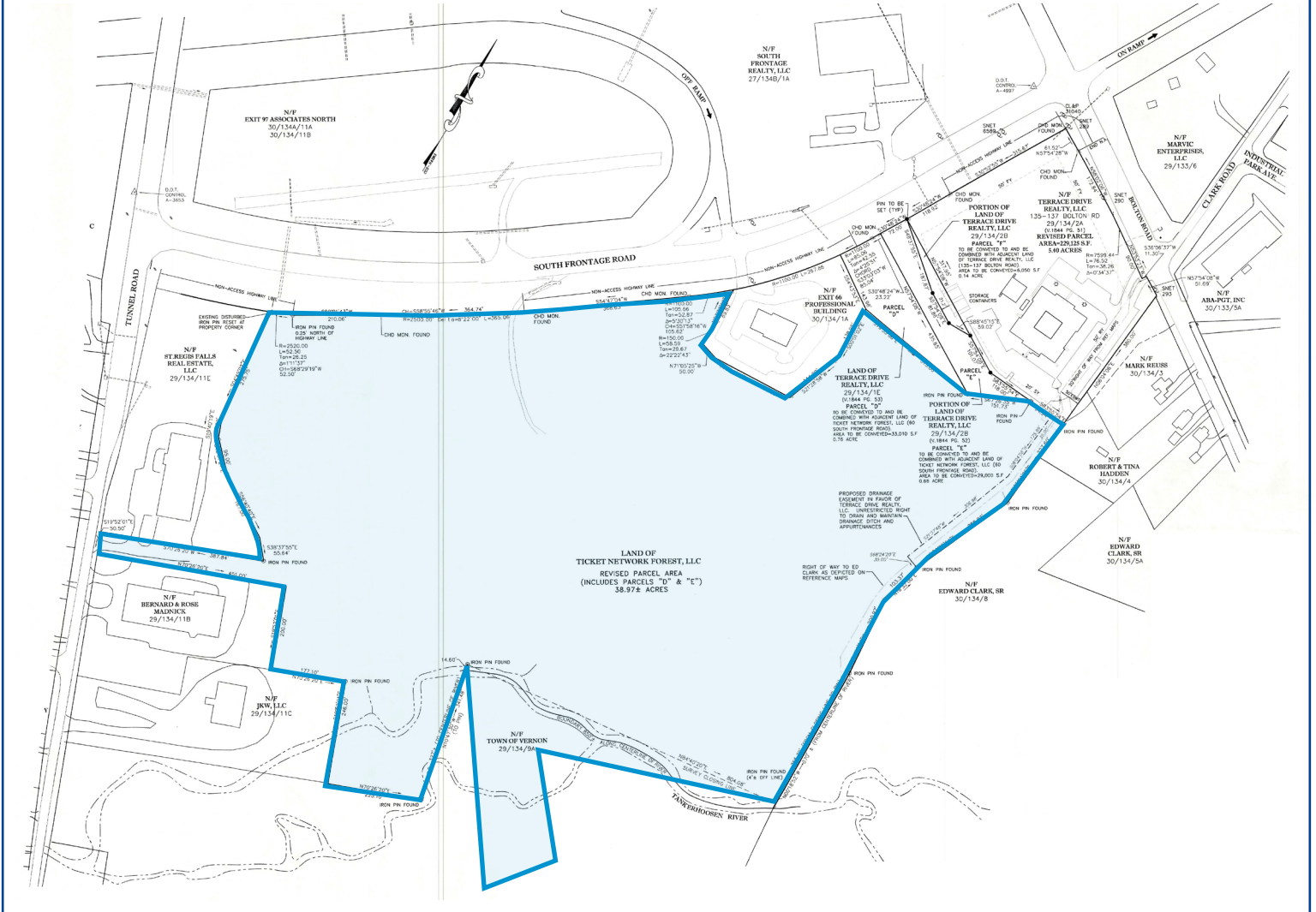
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Accelerating success.

Site Plan



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	3,253	42,377	97,715
2024 Households	1,303	18,663	41,231
Average HH Income	\$139,297	\$113,087	\$121,994

TRAFFIC COUNTS

S Frontage Rd & Tunnel Rd SW	1,770 vpd
Wilbur Cross Hwy & Tunnel Rd W	93,302 vpd
I-84 & Bolton Rd	59,520 vpd

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