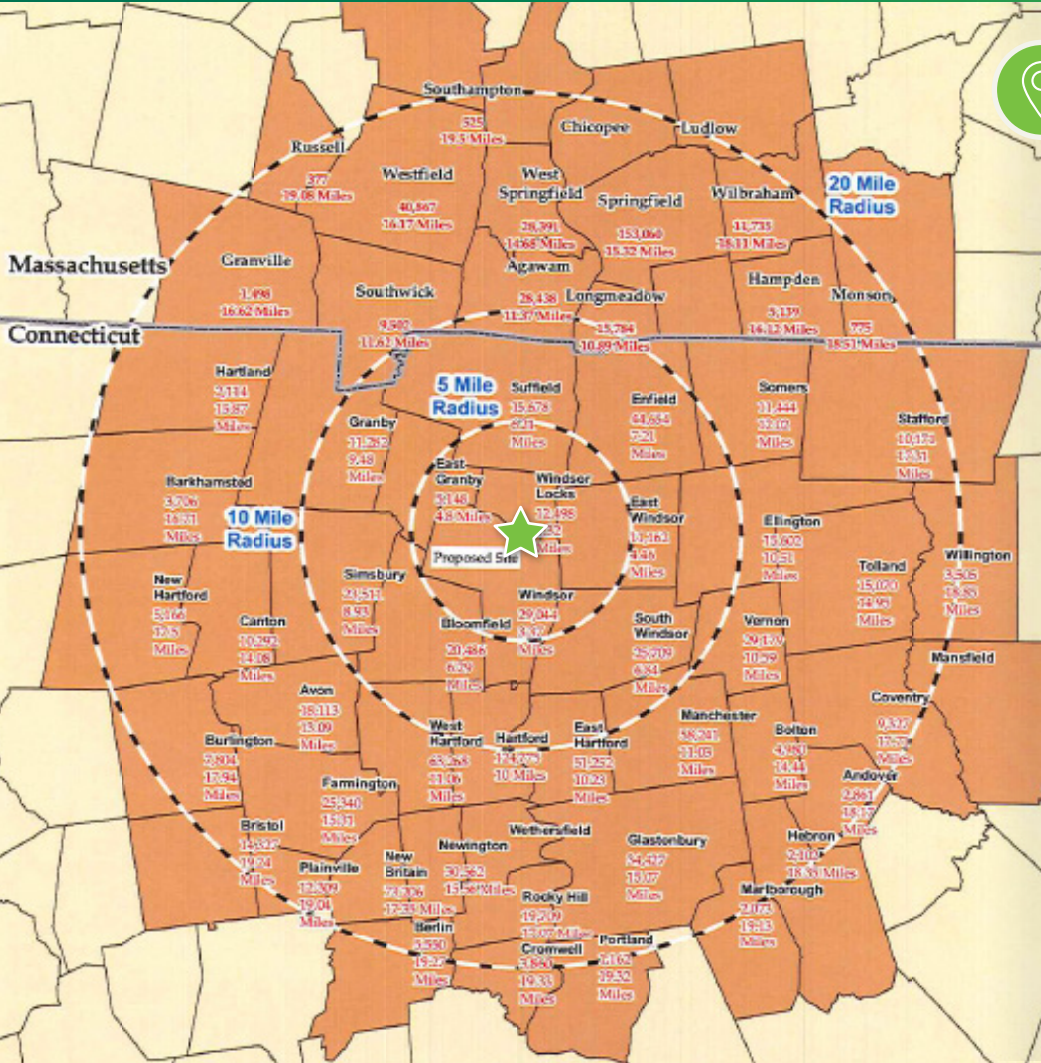


RETAIL/HOTEL/MULTIFAMILY/OFFICE OPPORTUNITY
±76-ACRE PRIME DEVELOPMENT SITE

FOR SALE
OLD COUNTY ROAD
Windsor Locks, CT



LOCATION HIGHLIGHTS

- + Located immediately off Exit 40 on Interstate 91 at the intersection of Kennedy Road and Route 20. Easy access to all major area highways and one mile to Bradley International Airport
- + Nearby key distribution centers include Dollar Tree FedEx, Home Depot, HomeGoods, UPS, Walgreens plus corporate neighbors ADP, Cigna, Hamilton Sunstrand, Kaman, Konica Minolta, Permasteelisa, The Hartford, Travelers, United Healthcare, United Technologies, Voya and more
- + Area amenities include Price Chopper, hotels (Courtyard by Marriott, Hartford/Windsor Marriott Airport, Hilton Garden Inn, Hyatt House) and numerous restaurants and retail services
- + 20-minute drive to Hartford, CT and Springfield, MA



CONTACT US

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2016 Estimated Demographics	1 Mile	3 Miles	5 Miles
Daytime Population (Employees)	26,048	55,518	597,292
Population	26,613	51,223	828,496
Households	11,143	20,186	323,452
Average Household Income	\$70,163	\$68,861	\$63,808
Average Home Value	\$241,619	\$241,636	\$274,308

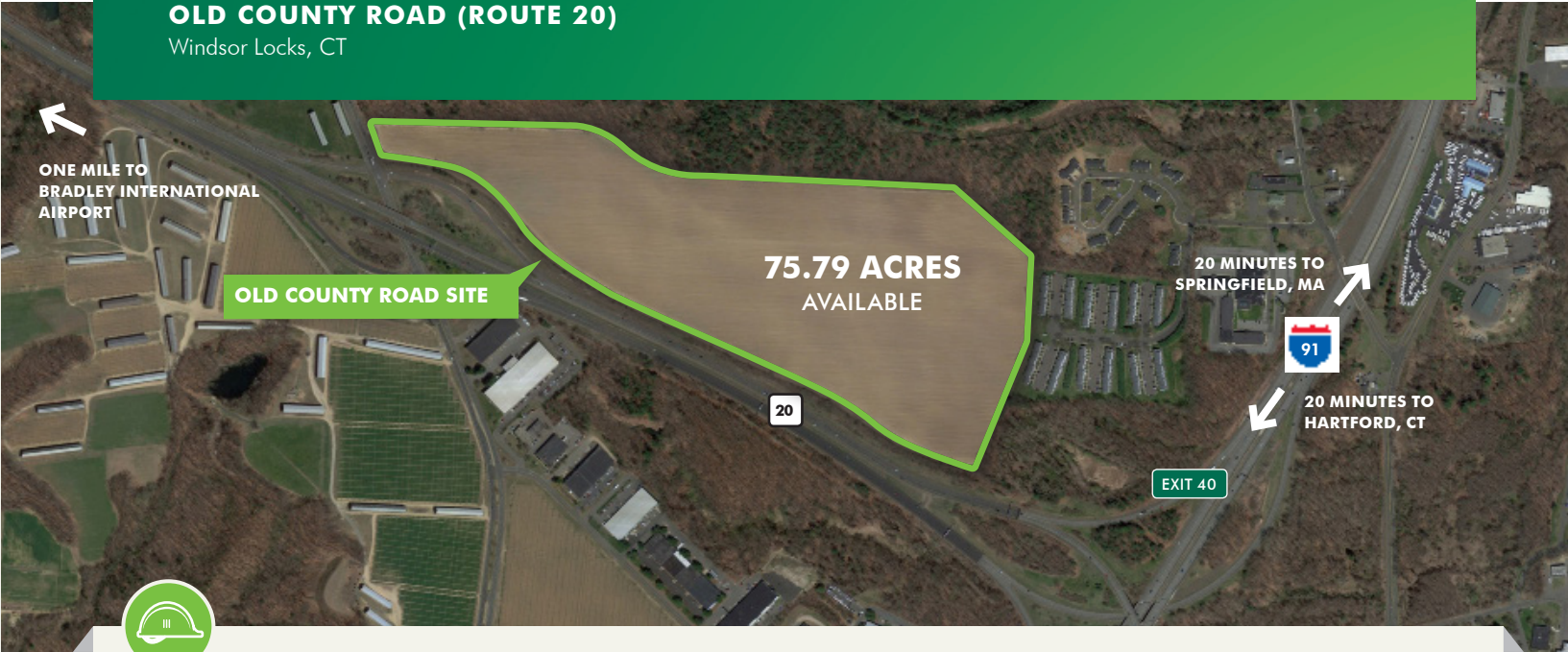
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FOR SALE

±76-ACRE PRIME DEVELOPMENT SITE
IDEAL RETAIL/MIXED-USE OPPORTUNITY

OLD COUNTY ROAD (ROUTE 20)
Windsor Locks, CT



THE OPPORTUNITY

EXCELLENT DESTINATION RETAIL/MIXED-USE DEVELOPMENT

CBRE/New England has been exclusively retained to sell this premier 75.79-acre development site prominently situated directly on Route 20/Bradley Field Connector, the main thoroughfare between Interstate 91 and Bradley International Airport. The site includes nearly 3,750 SF of unobstructed frontage along Route 20. The site's zoning was recently upgraded from B1 (Business) to the Airport Interchange Overlay Zone (AIOZ) with permitting for wide variety of uses including retail, multifamily (up to seven units/acre), hotel and office. The B1 zoning also includes permitting for gaming and casino-use. Ideally suited for major retail development (outlet center, community shopping center, lifestyle center) or mixed-use development. The topography is flat and with all utilities available at the site. This property is less than one mile to Bradley International Airport and strategically located mid-way between Hartford, CT and Springfield, MA, each only 20 minutes away via Interstate 91.

- + 75.79 acres
- + Directly on Route 20 with access to Interstate 91 (Exit 40)
- + Flat topography, ideal for retail/mixed-use development
- + Zoning: Airport Interchange Overlay Zone, includes permitting for retail, multifamily (up to seven units/acre), hotel and office. B1 (Business) also includes permitting for gaming and casino use



PRICING

\$17,250,000 (\$227,603/acre)

IDEAL RETAIL/MIXED-USE OPPORTUNITY
±76-ACRE PRIME DEVELOPMENT SITE

FOR SALE
OLD COUNTY ROAD (ROUTE 20)
Windsor Locks, CT



PROPERTY HIGHLIGHTS

 75.79 acres of developable land with flexible zoning (see AIOZ/B1 below)	 Flat topography, excellent site conditions	 Significant frontage on Route 20	 First-class corporate neighbors and top employers
 Strong population demographics	 Immediate access to Interstate 91 and Bradley International Airport	 Strategic central location	 \$17,250,000 (\$227,603/acre)

ZONING

AIRPORT INTERCHANGE OVERLAY ZONE (AIOZ)

The AIOZ designation allows a developer enhanced flexibility by permitting that developer the right to waive or modify the underlying regulations (formerly B1-Business) pertaining to technical design issues such as lot dimensions, coverage, set-backs, etc. This unique privilege was awarded to this specific property given its key interface with the Bradley International Airport Corridor and the town's keen desire to encourage development at this location.

B1 (BUSINESS)

The B1 zoning designation allows for gaming and casino use in addition to commercial use.