

# Retail Space Available For Lease

## Evergreen Run

70 Buckland Road, South Windsor, CT



### Property Information

Address:	70 Buckland Road South Windsor, CT	Frontage:	405 ± SF
Available Space:	1,490 ± SF	Water:	Municipal
Total SF:	11,220 ± SF	Sewer:	Municipal
Land Area:	5.76 ± Acres	Gas:	Natural
Traffic Counts:	18,500 ± VPD via Buckland Road	Zoning:	C-2 Retail
		Year Built:	2005

### Demographics

	3 Miles	5 Miles	7 Miles
Population:	54,026	129,286	227,483
Households:	22,232	52,160	92,732
Average HH Income:	\$119,884	\$112,300	\$108,520



Evergreen Run is a 11,200 ± SF retail shopping center located in the heart of South Windsor's premier commercial district. Situated on a 5.76 ± acre site with excellent frontage along Buckland Road, the property offers high visibility and easy access to I-84 and I-291, with traffic counts exceeding 18,500 ± vehicles per day.

Surrounded by major retailers like Costco, Whole Foods, Trader Joes, Target, and Lowe's, the property benefits from a strong regional draw and dense consumer base. Ideal for retail, medical, or office use, 70 Buckland Road presents a prime opportunity to establish or expand within one of Central Connecticut's busiest retail corridors.

### For Sale or Leasing Information:

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SUMMIT REALTY PARTNERS

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