

For Lease

Ground Lease Opportunity | RT 5 Enfield

Competitive Lease Rate



786 Enfield Street

Enfield, Connecticut 06082

Property Highlights

- Minutes to the Enfield Town Hall and the Planned Thompsonville Transportation Center
- Signaled Intersection
- Approximately .8 Acres of Land Available For Ground Lease
- Located In A Busy Shopping Center
- 13,900 Cars Daily
- Easy Access to I-91 and Major Retailers Including Target, Dick's, Khol's and Home Depot
- Close Proximity to Springfield, MA and Hartford, CT

Property Description

Introducing a prime leasing opportunity at 786 Enfield Street, its close proximity to Springfield, MA and Hartford, CT, as well as the Enfield Town Hall and the Planned Thompsonville Transportation Center, offers unparalleled convenience. Don't miss the chance to elevate your business in this highly desirable location. Boasting approximately .8 acres of land available for ground lease. Situated adjacent to a bustling shopping center, this location benefits from high visibility, with an average traffic count of 13,900 cars per day. Easy access to I-91 and major retailers such as Target, Dick's, Khol's, and Home Depot makes this property a strategic choice for your business.

OFFERING SUMMARY

Available SF	0.8 Acres
Lot Size	0.8 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.3 Miles	765	\$71,309
0.5 Miles	4,333	\$72,700
1 Mile	8,971	\$86,673



For more information

Jim Reardon

O: 860 508 2192
jreardon@plotkin.com

For Lease

Ground Lease Opportunity | RT 5 Enfield

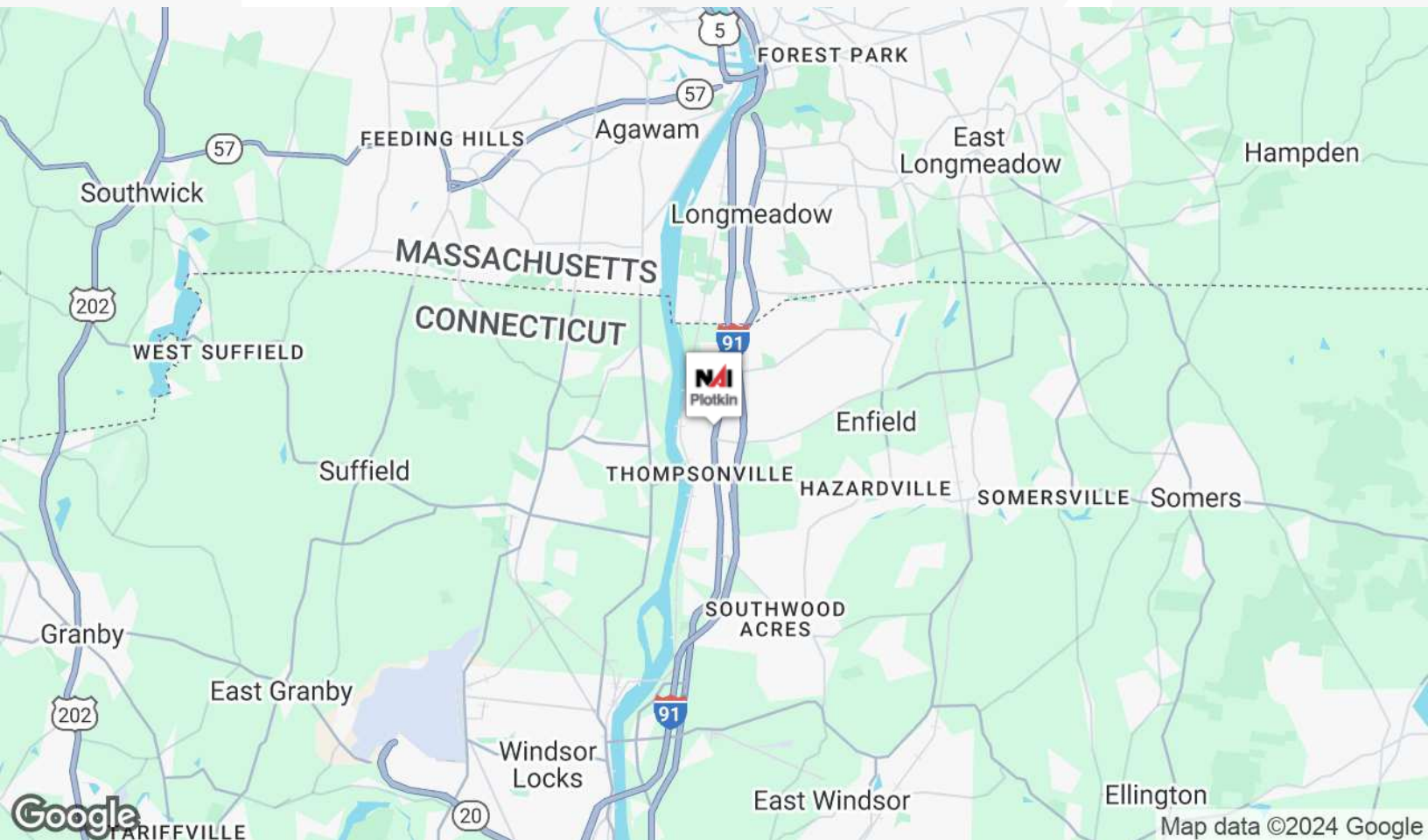
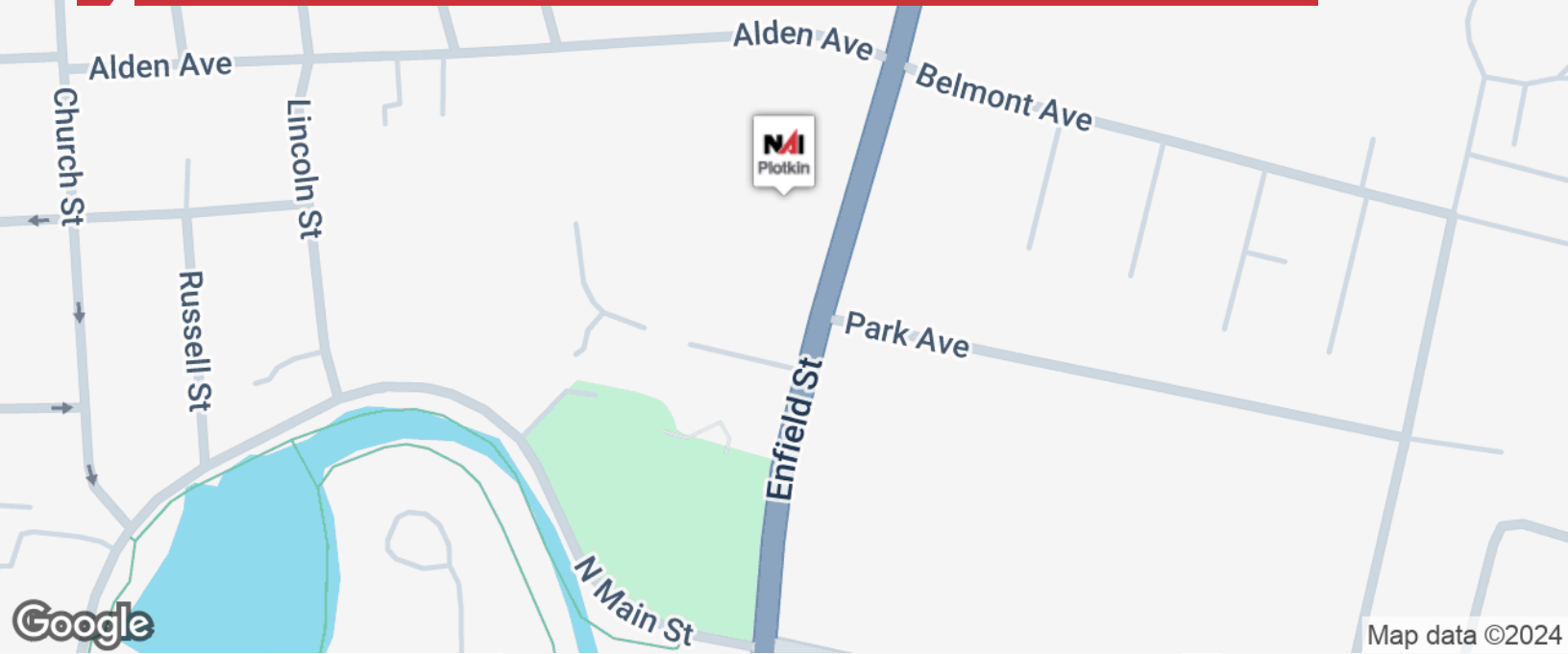
0.8 Acres | Competitive Lease Rate



For Lease

Ground Lease Opportunity | RT 5 Enfield

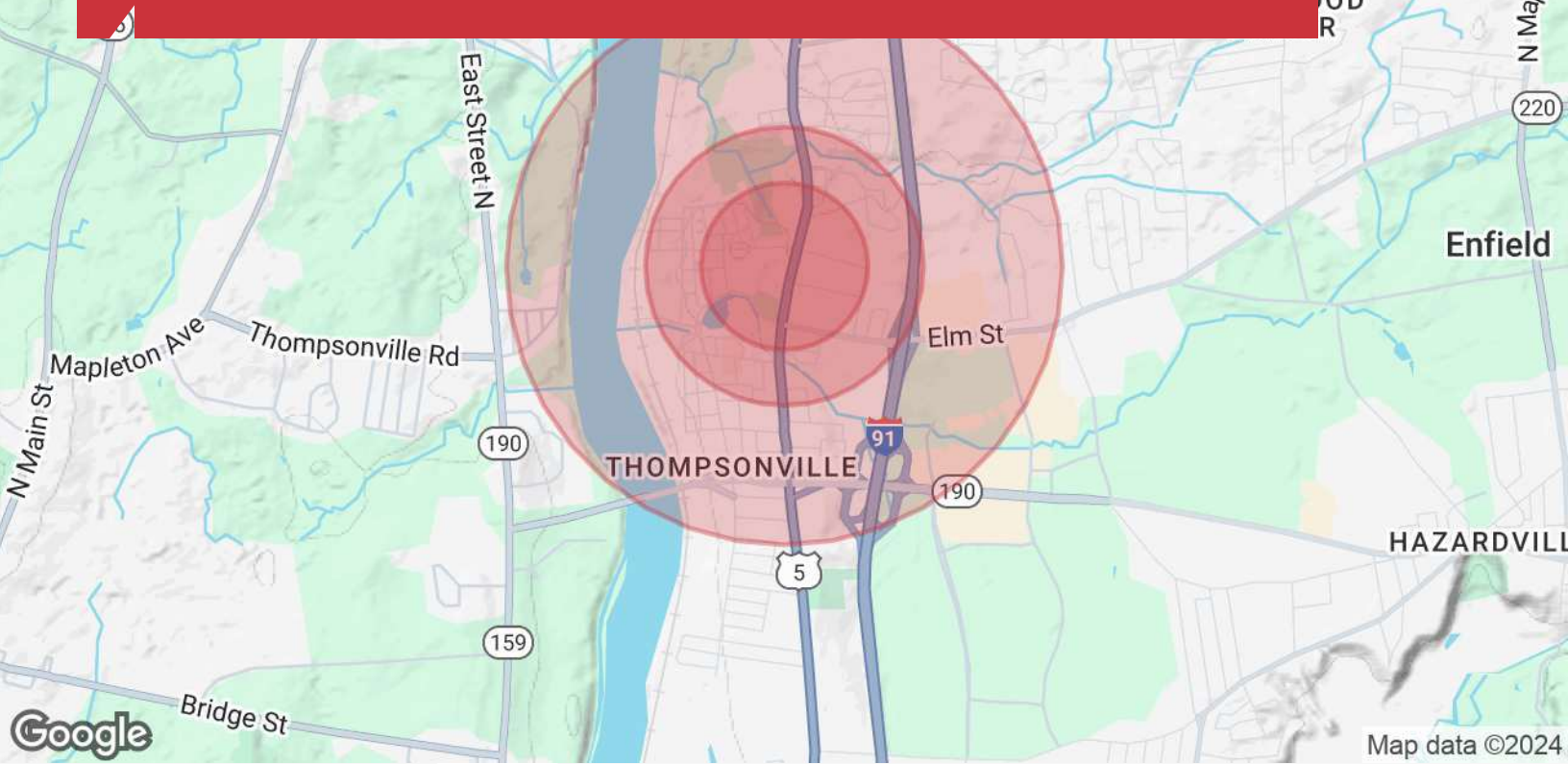
0.8 Acres | Competitive Lease Rate



For Lease

Ground Lease Opportunity | RT 5 Enfield

0.8 Acres | Competitive Lease Rate



Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	765	4,333	8,971
MEDIAN AGE	37	37	39
MEDIAN AGE (MALE)	37	36	38
MEDIAN AGE (FEMALE)	37	37	40

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	316	1,889	3,731
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$71,309	\$72,700	\$86,673
AVERAGE HOUSE VALUE	\$275,104	\$357,355	\$349,829

Race

	0.3 Miles	0.5 Miles	1 Mile
% WHITE	74.6%	72.6%	75.3%
% BLACK	11.9%	11.8%	10.9%
% ASIAN	3.0%	3.8%	3.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.0%	0.9%	0.9%
% OTHER	9.4%	10.9%	9.5%

Ethnicity

	0.3 Miles	0.5 Miles	1 Mile
% HISPANIC	22.1%	22.2%	19.8%

* Demographic data derived from 2020 ACS - US Census