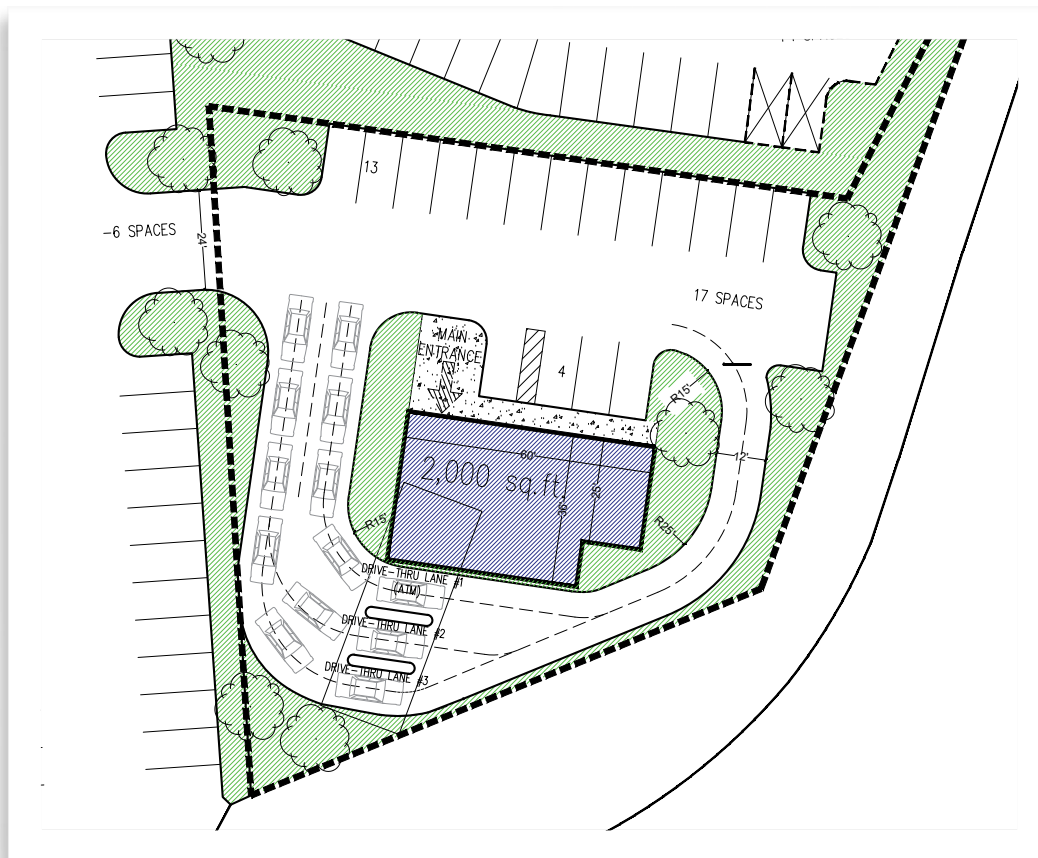


# FOR SALE or LEASE

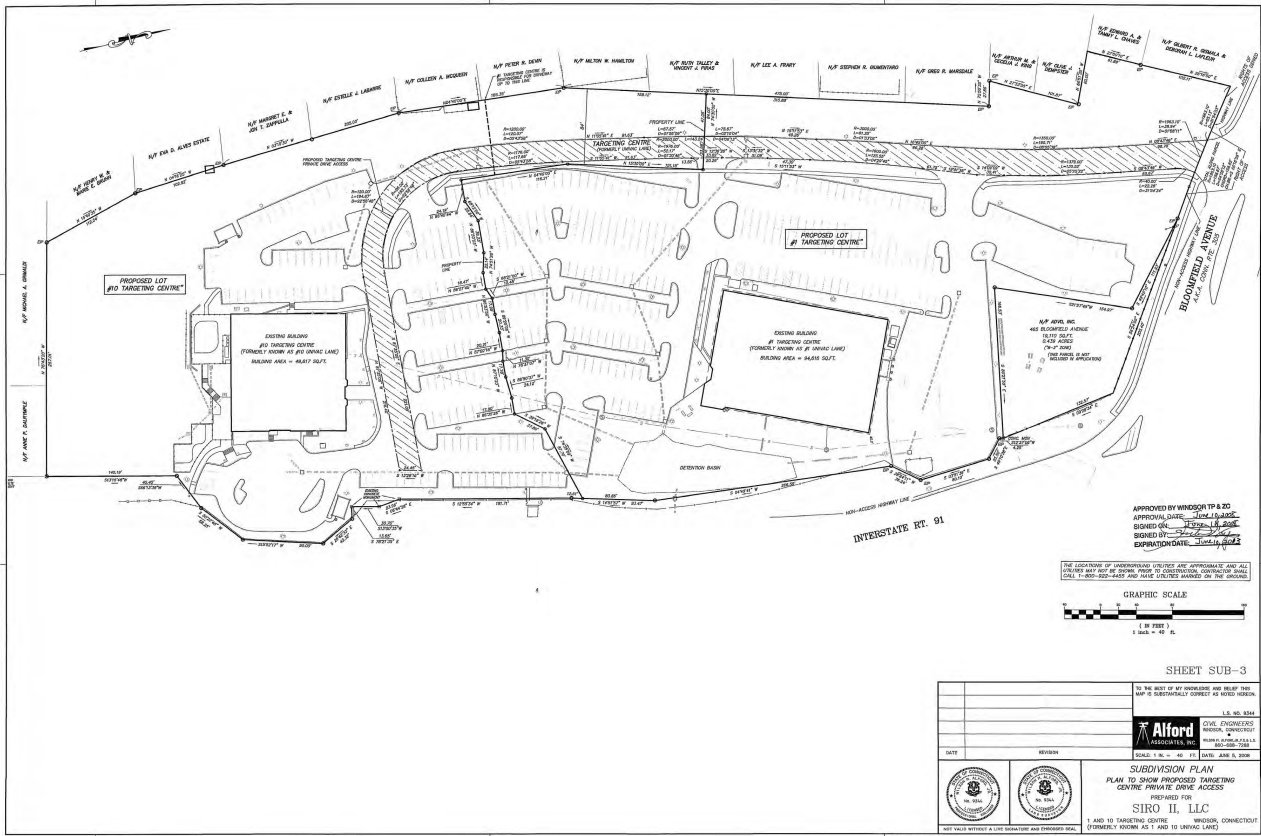
465 Bloomfield Avenue, Windsor, CT



Shown above is a Concept Plan for a 2,000 SF building with triple drive-thru on a corner with a traffic light sitting on a vacant .439-acre parcel of land zoned B-2, which allows many business uses. This fantastic location is adjacent to a 4-way interchange of I-91. 21,800 VPD pass directly in front of this site in addition to having superb visibility to I-91's 126,400 VPD. Public sewer and water. **BUY IT FOR \$995,000 or LEASE IT FOR \$90K/CompletelyNet/Yearly.** An additional half-acre of contiguous land for an additional \$995,000 could be available to merge with 465, creating a 1-acre ± parcel suitable for C-Store w/ gasoline, fast food, car wash, bank, etc. **Contact Alan M. Fischer, CCIM, SIOR**



Cell: 203-982-6789 | Office: 203-795-5554 | Email: [AFischer@FischerCom.com](mailto:AFischer@FischerCom.com)



APPROVED BY WINNSOR TP & ZC APPROVAL DATE: 04/14/2016  
 SIGNED BY: [Signature] [Title]  
 EXPIRES DATE: 04/14/2017

THE LOCATION OF UNDERGROUND UTILITIES AND APPROXIMATE AREAS ARE ALL SHOWN BY THIS PLAN TO COORDINATE, CONTROL AND MAINTAIN THE LOCATION OF ALL UTILITIES TO BE INSTALLED AND HAVE BEEN CHECKED BY THE ENGINEER.

GRAPHIC SCALE  
 1 IN. = 100 FT.  
 1/4" = 25 FT.

SHEET SUB-3

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREIN.

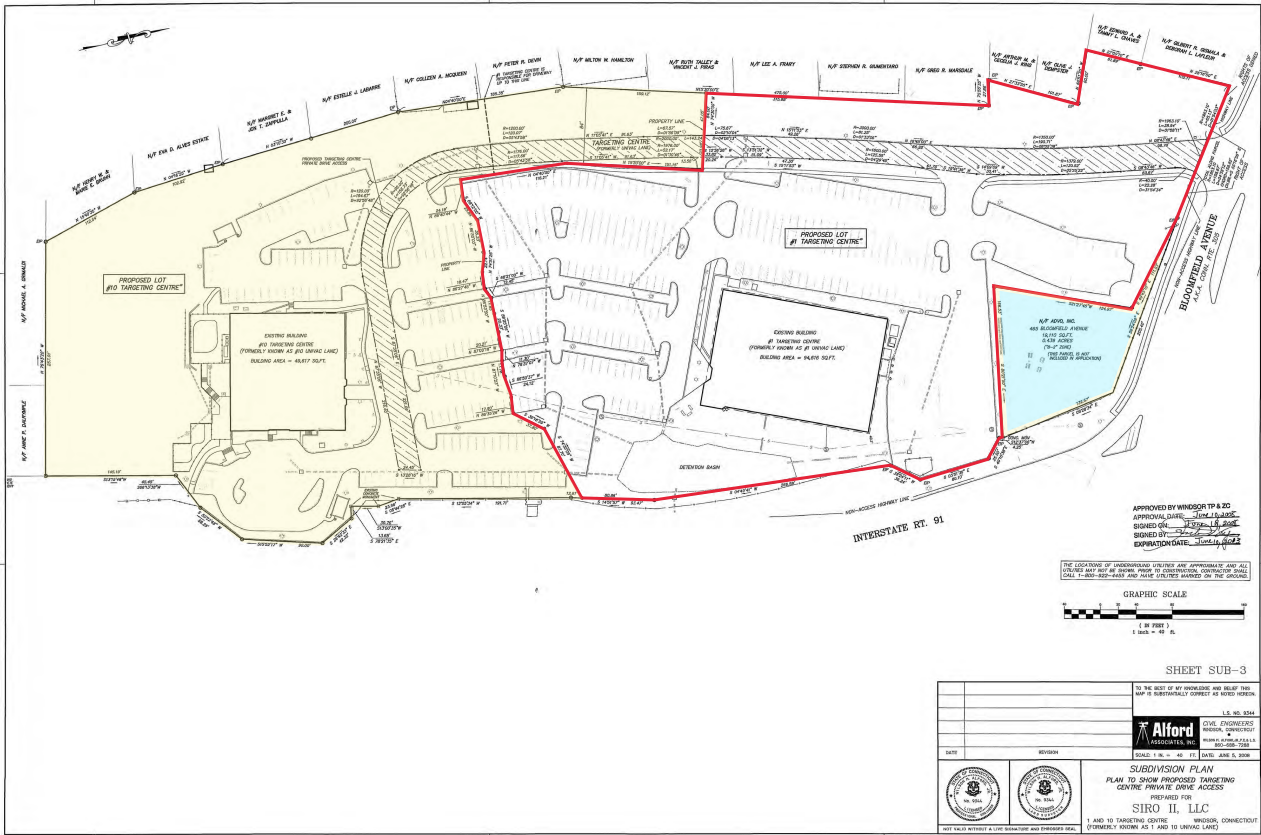
L.S. 20, 8544  
 CIVIL ENGINEERING  
**Alford**  
 ASSOCIATES, INC.  
 1000 W. 20th Street, Suite 100  
 Winthrop, Connecticut 06897  
 PHONE: (860) 296-7211  
 FAX: (860) 296-7212  
 EMAIL: ALFORD@ALFORDINC.COM

DATE: \_\_\_\_\_ DESIGN: \_\_\_\_\_

**SUBDIVISION PLAN**  
 PLAN TO SHOW PROPOSED TARGETING CENTRE PRIVATE DRIVE ACCESS  
 PREPARED FOR:  
**SIRO II, LLC**  
 1 AND 10 TARGETING CENTRE WINNSOR, CONNECTICUT  
 (FORMERLY KNOWN AS 1 AND 10 URBAN LANE)

NOT VALID WITHOUT A TITLE EXAMINATION AND PROGRESS MAP.

JOB # 08-25 P. 002710 D. 0028400 FOLDER 075-PAVING 182 P.L. 075-082840



APPROVED BY WINNSOR TP & ZC APPROVAL DATE: 04/14/2016  
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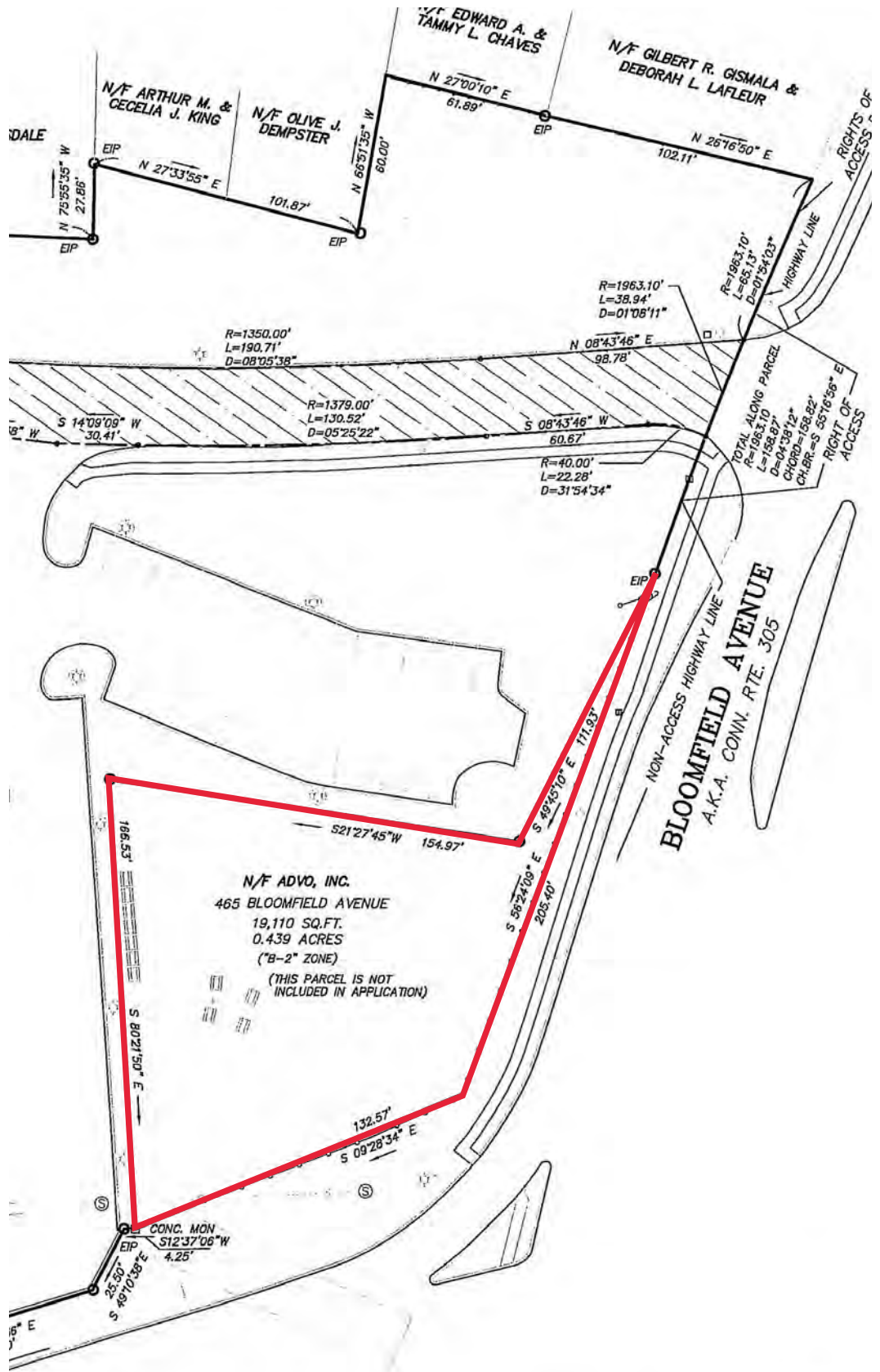
L.S. 20, 8544  
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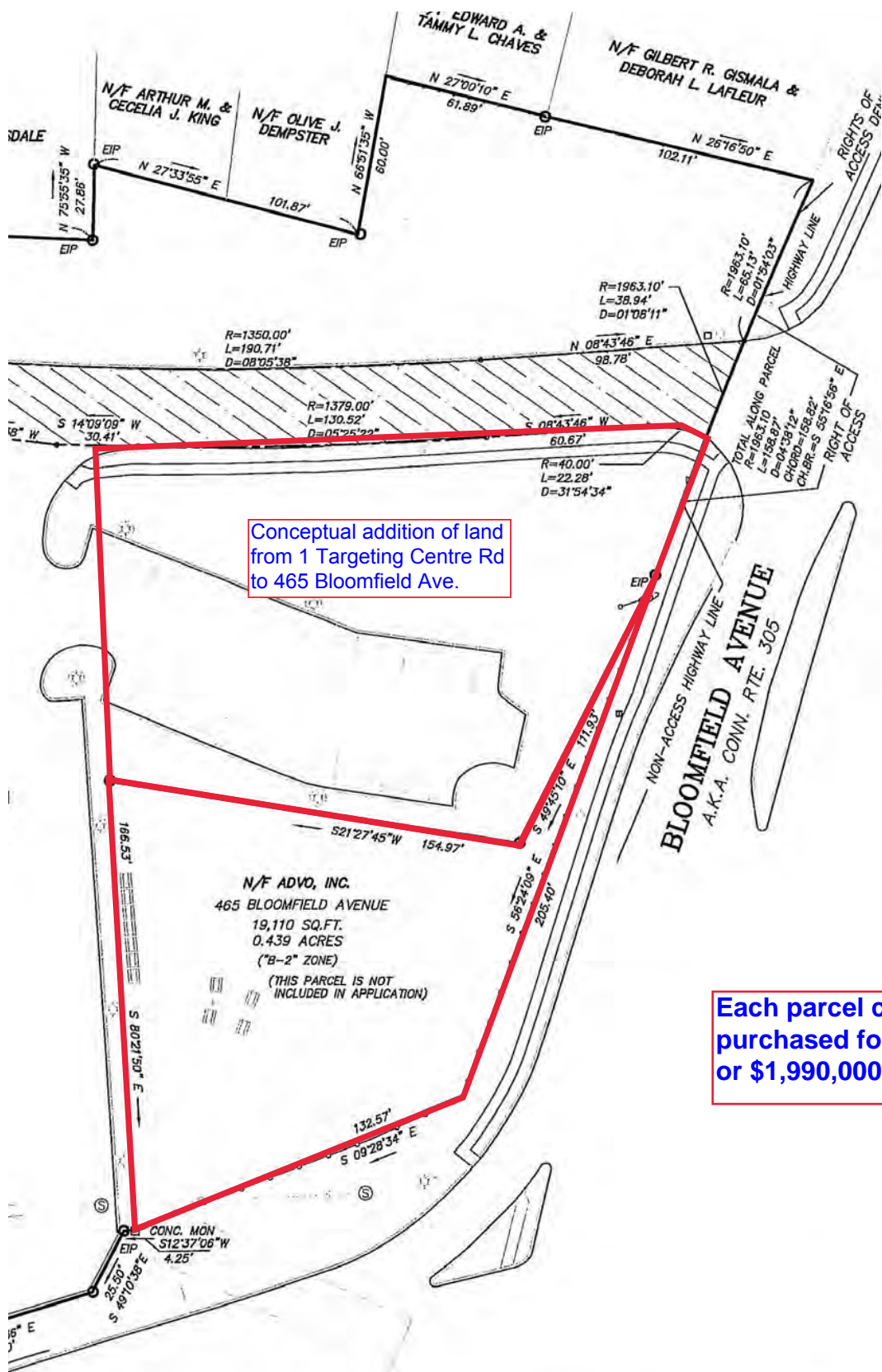
DATE: \_\_\_\_\_ DESIGN: \_\_\_\_\_

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JOB # 08-25 P. 002710 D. 0028400 FOLDER 075-PAVING 182 P.L. 075-082840



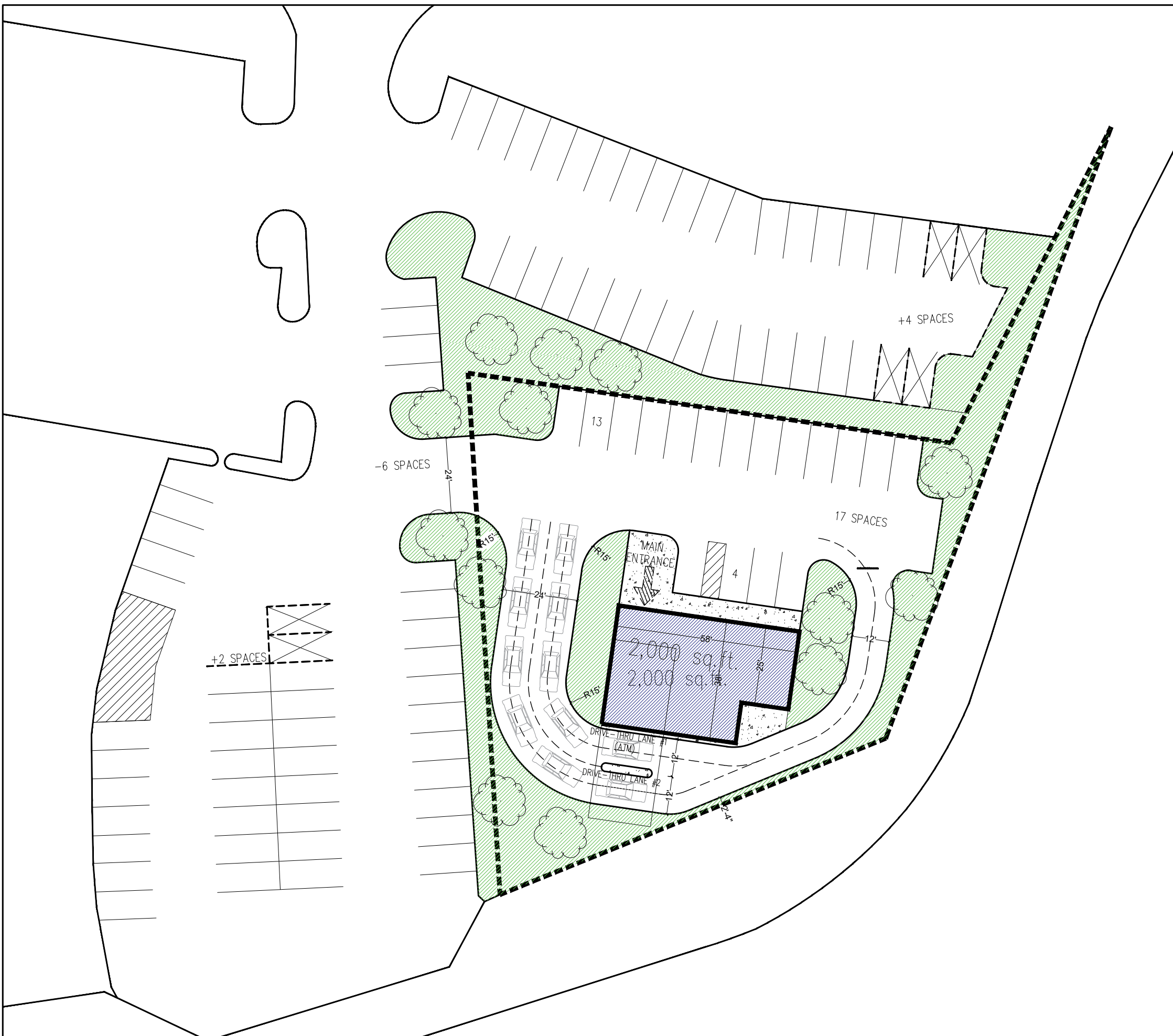


Conceptual addition of land from 1 Targeting Centre Rd to 465 Bloomfield Ave.

N/F ADVO, INC.  
 465 BLOOMFIELD AVENUE  
 19,110 SQ.FT.  
 0.439 ACRES  
 ("B-2" ZONE)  
 (THIS PARCEL IS NOT INCLUDED IN APPLICATION)

BLOOMFIELD AVENUE  
 A.K.A. CONN. RTE. 305  
 NON-ACCESS HIGHWAY LINE

Each parcel can be purchased for \$995,000 or \$1,990,000 for both.

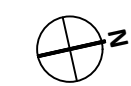
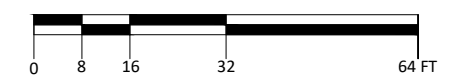


TARGETING  
CENTER

WINDSOR,  
CONNECTICUT

SCHEME A

.\Hinman Company Logo.jpg



SCALE 1"=32'  
DECEMBER 13, 2017

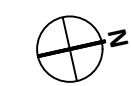
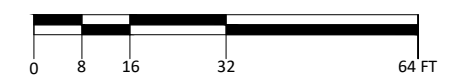


TARGETING  
CENTER

WINDSOR,  
CONNECTICUT

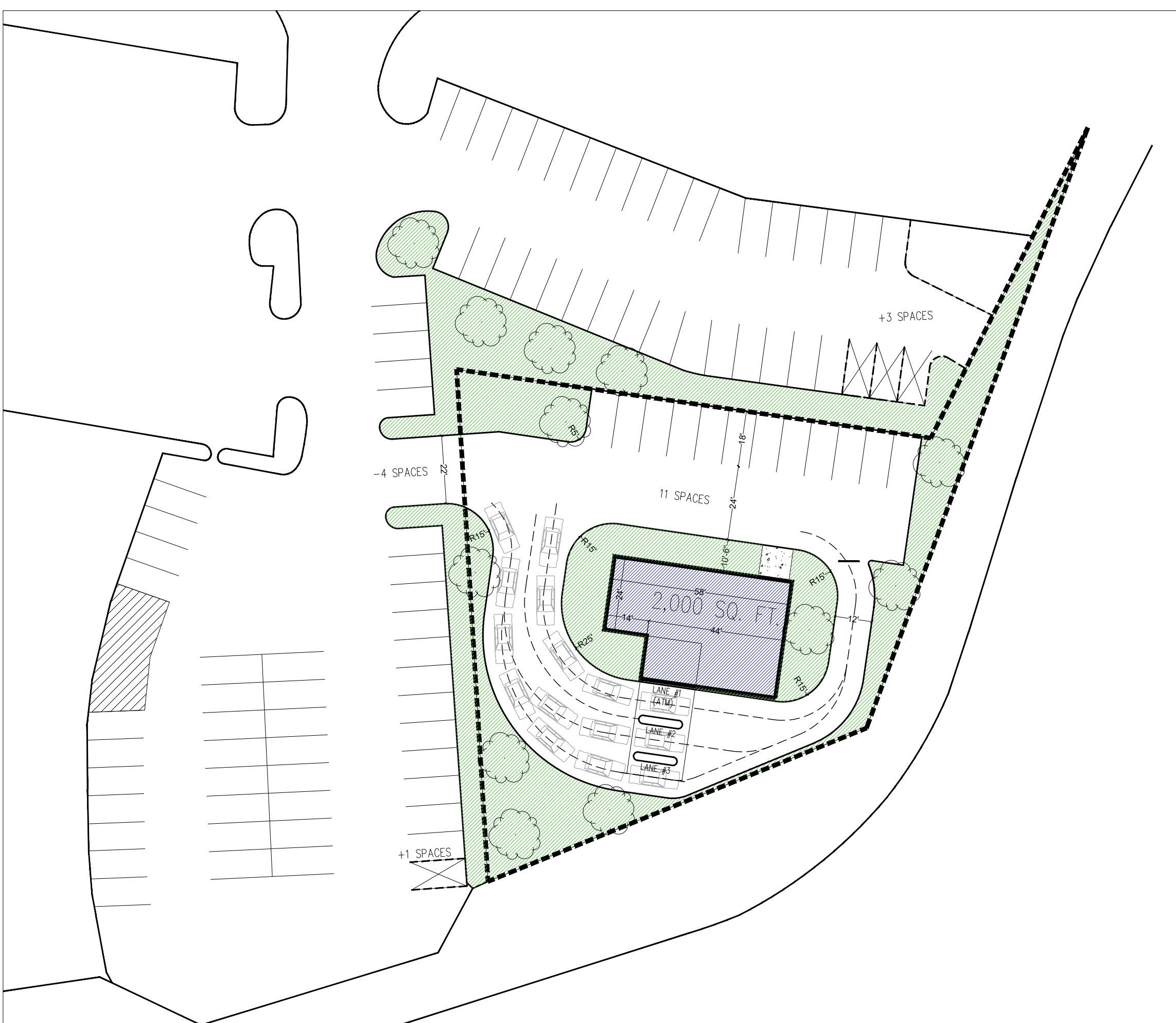
SCHEME B

.\Hinman Company Logo.jpg



SCALE 1"=32'  
DECEMBER 13, 2017

-	LAND	19,191 S.F.	
-	BUILDING	2,000 S.F.	
-	HARD SPACE	12,663 S.F.	65.9%
-	PARKING	12 SPACES	1.1 PER 200 S.F.

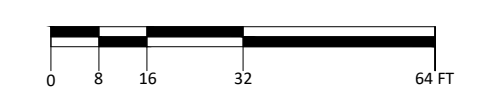


TARGETING  
CENTER

WINDSOR,  
CONNECTICUT

SCHEME C

.\Hinman Company Logo.jpg



SCALE 1"=32'  
DECEMBER 20, 2017



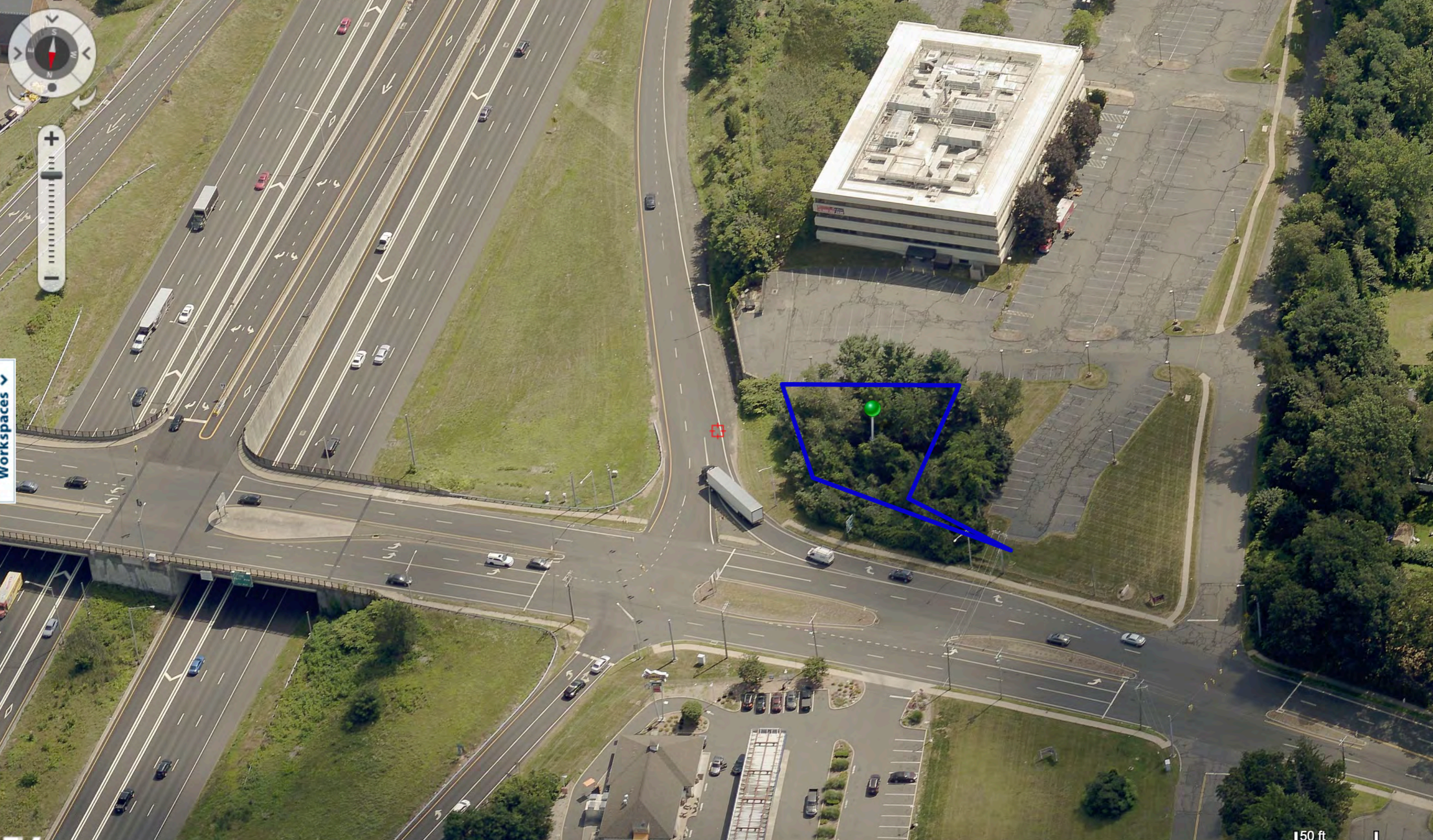
Workspaces



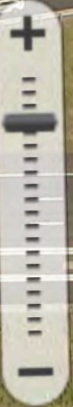




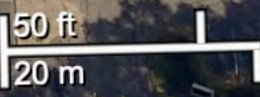
Workspaces ▾



150 ft



Workspaces





50 ft  
20 m





Workspaces ▾

SUNOCO gas station  
w/C-store, Dunkin  
and Subway

gas station  
w/C-store

McDonalds

