

181 & 184-200

PATRICIA M GENOVA DRIVE

NEWINGTON, CT

FOR SALE



A RARE 49.47 ACRE LAND SITE ADJACENT TO NEWINGTON TOWN CENTER

IDEAL FOR SINGLE- OR MULTI-FAMILY RESIDENTIAL,  
SENIOR LIVING, RETAIL, HEALTHCARE OR MIXED-USE DEVELOPMENT

AVISON  
YOUNG





**49.47**  
ACRES

**2**

TAX PARCELS

**RESIDENTIAL-I2  
& PUBLIC LAND**  
CURRENT ZONING

**BUSINESS  
TOWN CENTER**  
POTENTIAL ZONING

**6 MILES**  
FROM HARTFORD, CT

**+/- 260,000 SF  
ADMINISTRATIVE BUILDING**  
EXISTING IMPROVEMENTS

Avison Young New England is pleased to offer for sale 181 and 184-200 Patricia M Genova Drive, an outstanding 49.47-acre development site situated only six miles southwest of Downtown Hartford in Newington, Connecticut. Located just off the Berlin Turnpike and only steps from amenity rich Newington Town Center, the offering provides a blank canvas for investors to thoughtfully re-develop the site, with the potential to construct a wide variety of uses including single- and multi-family housing, senior living, retail, healthcare and mixed-use.

This highly accessible and strategic location is at the crossroads of numerous major Interstate and State highways, including Interstates 84 and 91, and CT Route 9. The adjacent Newington Town Center features a charming and walkable downtown village atmosphere, with a vibrant mix of restaurants and cafés, coffee shops, and retail businesses. In total, 181 and 184-200 Patricia M Genova Drive's generous site size and excellent location create an exceptional opportunity for investors to put their unique mark on Newington Town Center by completing a thoughtful re-development of the site that integrates with and enhances the surrounding area.

**For more details and to receive the full Offering Memorandum, please visit:**  
[www.avisonyoung.us/properties/newingtondevelopmentsite-sale](http://www.avisonyoung.us/properties/newingtondevelopmentsite-sale)

**AVISON YOUNG SALES TEAM:**

**Andrew Filler**  
Principal  
+1 860 327 8302  
andrew.filler@avisonyoung.com

**Maury Smith**  
Principal  
+1 860 327 8304  
maury.smith@avisonyoung.com

**Derek Opert**  
Director  
+1 617 758 8563  
derek.opert@avisonyoung.com