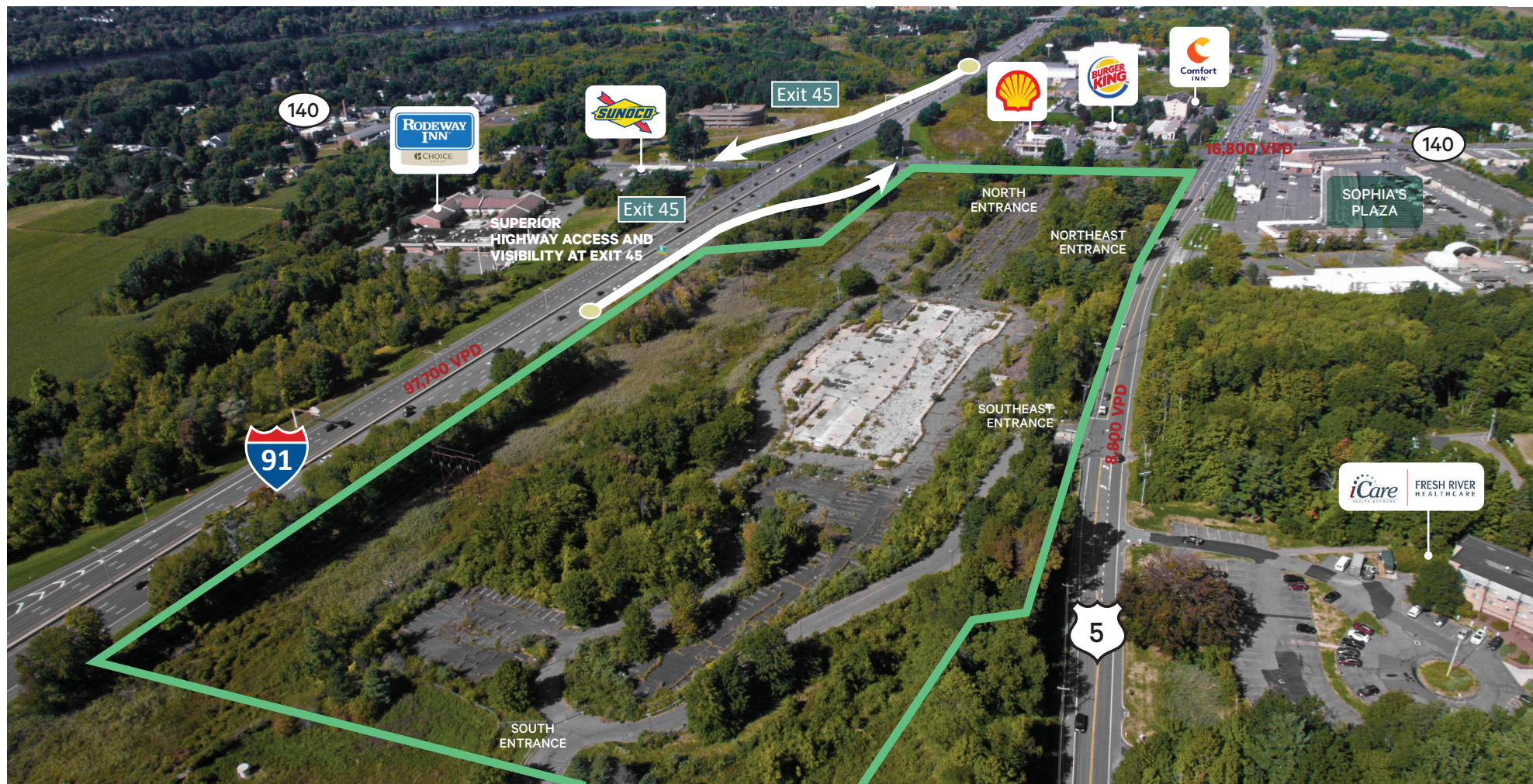


±28.0-Acre Prime Redevelopment Opportunity

105 Prospect Hill Road | East Windsor, CT



±28.0 Acres

105 Prospect Hill Road | East Windsor, CT 06088

For Sale or Lease

Excellent Redevelopment or Ground Lease Opportunity

±28.0

B-1

Acre Commercial Lot

Zoning (Commercial Business)

Superior Access and Visibility from Interstate 91

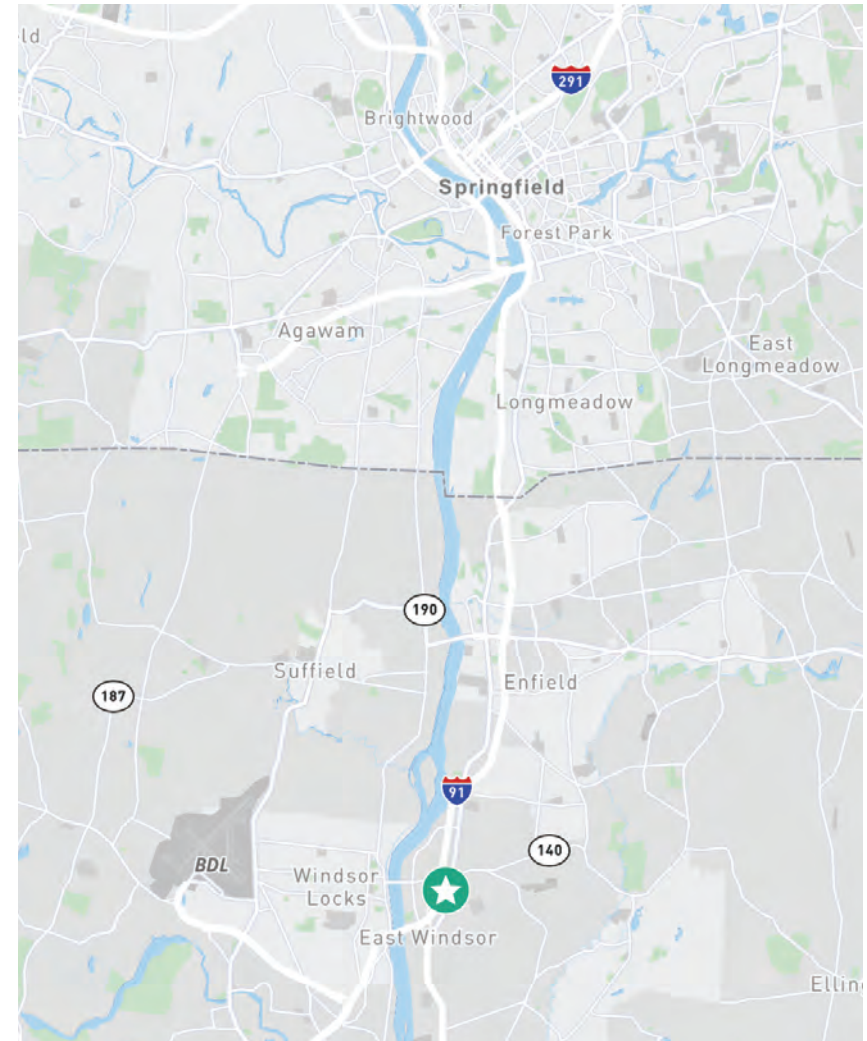
CBRE is pleased to offer for sale or lease 105 Prospect Hill Road in East Windsor, Connecticut, a 28-acre parcel of previously improved land situated immediately adjacent to Interstate 91. The property offers superior access and visibility via Exit 45, with excellent signage opportunities and is less than a 10-minute drive to Bradley International Airport. Zoned for Commercial Business (B-1) with all utilities already in place, the site is prime for a broad variety of uses including retail, restaurants, office, medical office/healthcare, recreation/entertainment, pet care, animal hospital, hotel, multi-family and senior living, as well as potentially light industrial, logistics, final-mile and various parking uses.

105 Prospect Hill Road is being marketed for sale or lease without a formal asking price. Prospective Buyers/Tenants will be asked to participate in a formal RFP/CFO process for the site and should be aware of the following: Under Connecticut Law, MMCT retains the right to develop a gaming facility. Therefore, all offers/proposals for the property must include an option for MMCT to reacquire or repossess the property during a one-year period commencing June 15, 2031.

2022 Regional Demographics

	1 Mile	3 Miles	5 Miles
Population	2,067	25,295	60,540
% of Population with College Degree	54.4%	44.5%	47.1%
No. of Households	886	11,123	25,440
Average Household Income	\$88,689	\$108,259	\$116,637
Median Age	47.5	45.5	44.5

	I-91 (North)	US Hwy 5	Route 140
Traffic Count (per CT DOT)	97,700 VPD	8,800 VPD	16,800 VPD

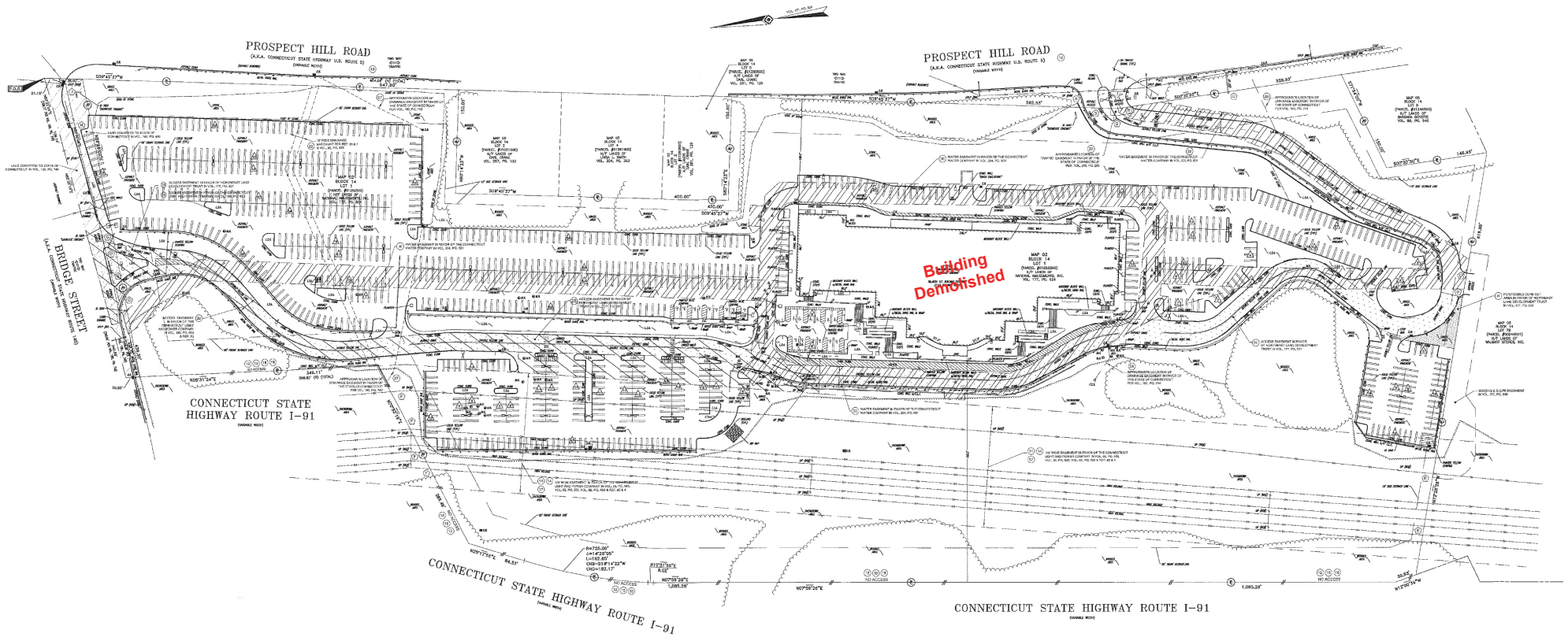


±28.0 Acres

105 Prospect Hill Road | East Windsor, CT 06088

For Sale or Lease

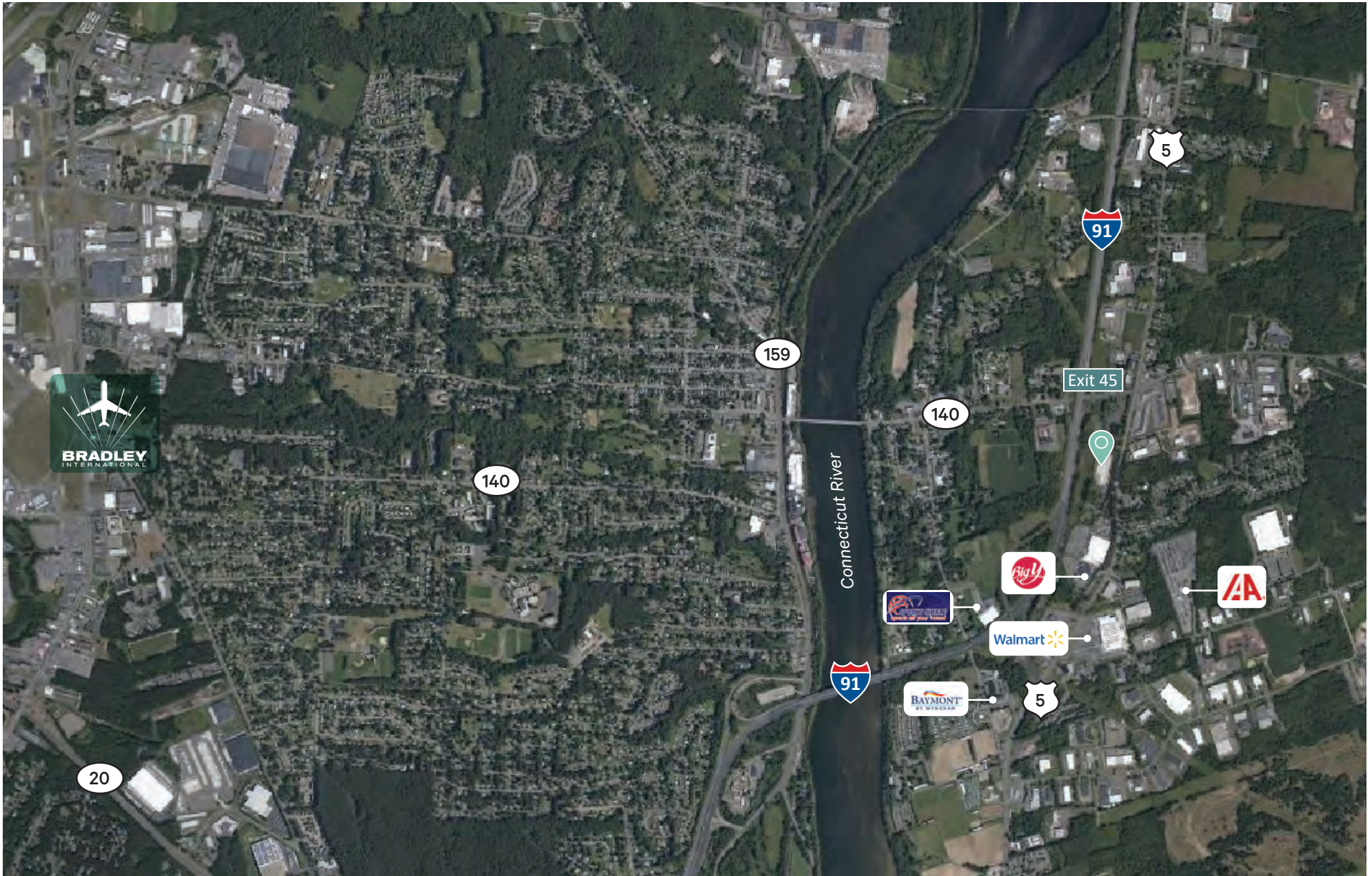
Property Siteplan



±28.0 Acres

105 Prospect Hill Road | East Windsor, CT 06088

For Sale or Lease



±28.0 Acres

105 Prospect Hill Road | East Windsor, CT 06088

For Sale or Lease

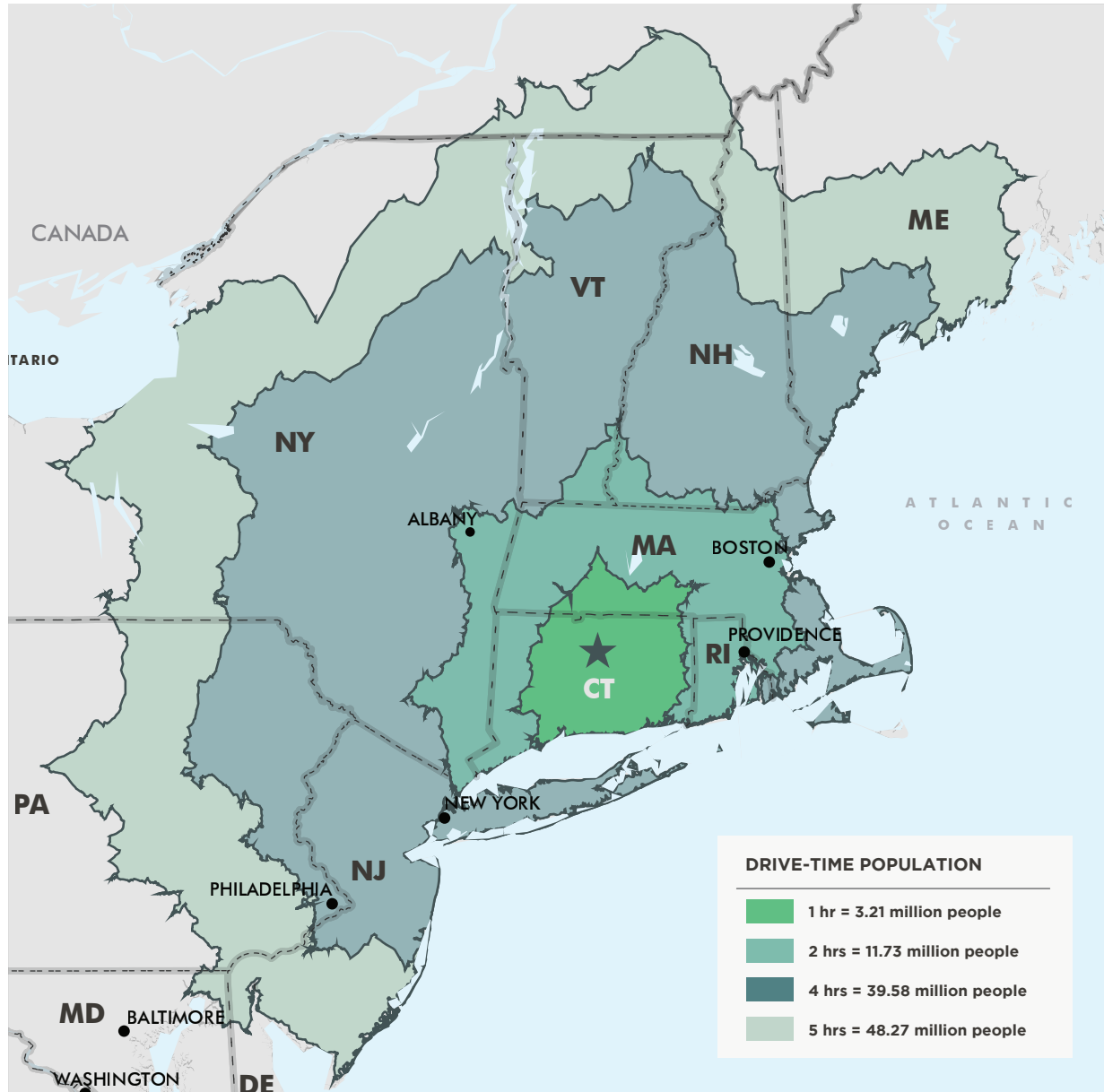
Site Specifications

Site Details

Lot Size	±28.09 Acres
Zoning	B-1 (Commercial Business)
Parcel ID	102-14-001
Topography	Flat/Sloped

Utilities

Water	Municipal
Sewer	Municipal
Gas	CNG
Electric	Eversource



±28.0 Acres

105 Prospect Hill Road | East Windsor, CT 06088

For Sale or Lease

Existing Conditions



±28.0 Acres

105 Prospect Hill Road | East Windsor, CT 06088

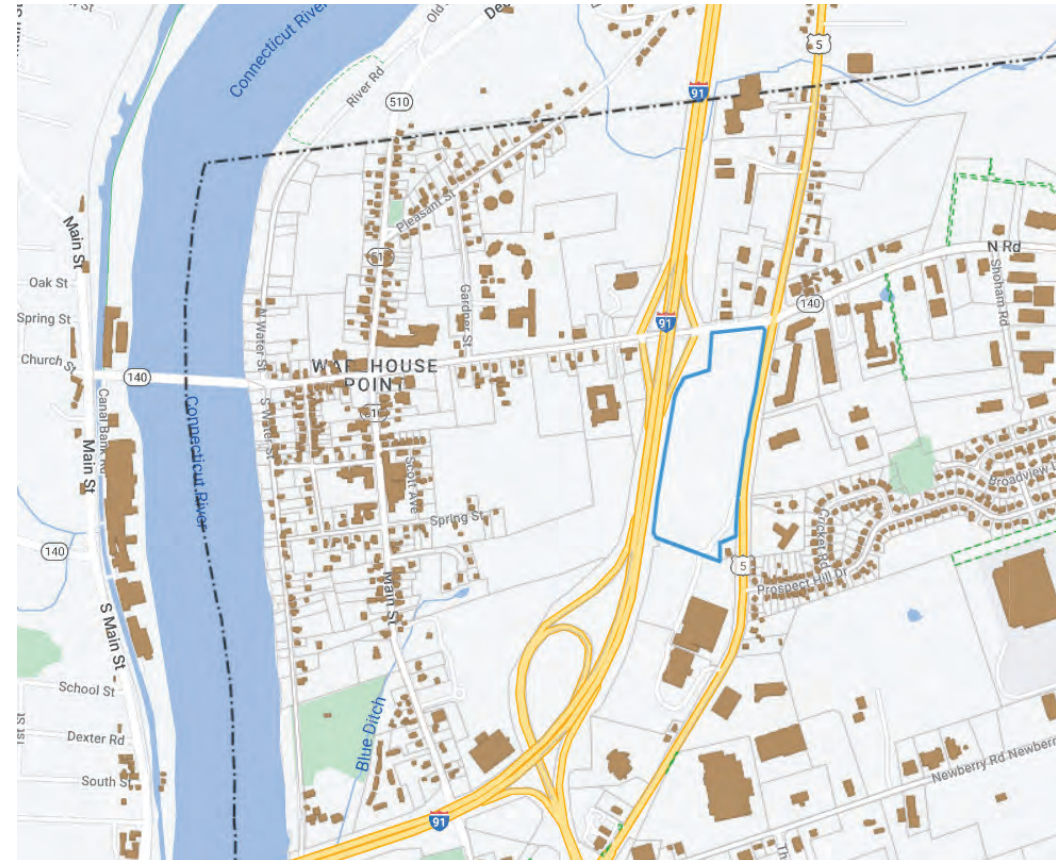
For Sale or Lease



Entrance to Site from Route 140



Entrance to Site from US Hwy 5



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