

OFFERING MEMORANDUM

Retail/Office/Service Space For Lease

32 East Hampton Road
Marlborough, CT 06447



**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES



COMMERCIAL DIVISION™

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CONFIDENTIALITY & DISCLAIMER

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.

PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

- Established Nine-Unit Commercial Plaza
- Prominent Route 66 Location
- ±15,700 Vehicles Per Day
- Large On-Site Parking Field
- Building & Pylon Signage Opportunities
- Existing Multi-Room Build-Out
- Flexible Office, Retail & Service Uses
- 5- or 10-Year Lease Terms
- Convenient Highway Access

A Flexible Business Opportunity Along Marlborough's Route 66 Corridor

32 East Hampton Road offers a flexible commercial leasing opportunity within an established nine-unit plaza along Route 66 in Marlborough. The property features a diverse mix of restaurant, retail, fitness and service-oriented businesses, creating an active environment for businesses looking to establish or expand their presence in the local market. The available space features an existing build-out with multiple individual rooms well suited for instructional, classroom, professional or service-based uses. A large on-site parking field, building and pylon signage opportunities, paved road frontage and convenient highway access further enhance the property's visibility and accessibility.

Pricing: **\$20.00/SF NNN**

OFFERING OVERVIEW



32 E HAMPTON RD
MARLBOROUGH, CT 06447
PRIME LOCATION. ENDLESS OPPORTUNITY.

Live. Work. Thrive.
MARLBOROUGH, CT

NEARBY RETAILERS & AMENITIES
MINUTES FROM 32 E HAMPTON RD

- GROCERY & CONVENIENCE**
Big Y, Stop&Shop, CVS pharmacy, DOLLAR GENERAL
- DINING & COFFEE**
DUNKIN', Starbucks, McDonald's
- RETAIL & SERVICES**
verizon, Walgreens
- HEALTH & MEDICAL**
Quest Diagnostics, Middlesex Health, ProHealth PHYSICIANS Part of Optum, Hartford HealthCare
- SCHOOLS**
Marlborough Elementary School, RHAM High School
- COMMUNITY & SERVICES**
Marlborough Town Center, Marlborough Congregational Church, Marlborough Cemetery
- MAJOR ACCESS**
Route 66 - High Visibility
Minutes to I-84
Easy access to I-91

Everything you need. Right nearby.

STRATEGICALLY LOCATED
IN THE HEART OF MARLBOROUGH

- HIGH VISIBILITY
- GROWING MARKET
- STRONG COMMUNITY
- ENDLESS OPPORTUNITY

32 E Hampton Rd
Marlborough, CT 06447

WHY THIS LOCATION WORKS

- Prominent Route 66 corridor location
- Established nine-unit commercial plaza
- Diverse complementary tenant mix
- Large on-site parking field
- Building and pylon signage opportunities
- Existing multi-room build-out
- Highway access and paved frontage
- 5- or 10-year lease terms

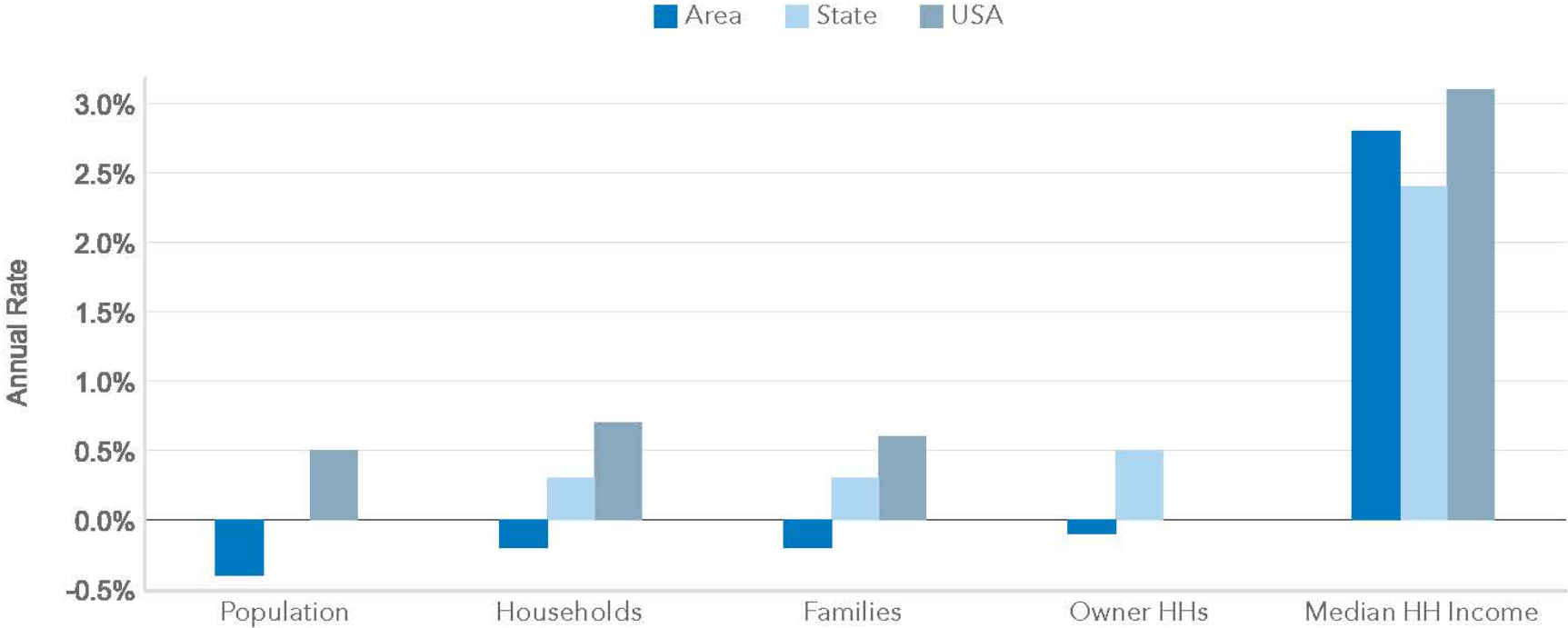
PROPERTY IDEAL FOR

- Education / Tutoring
- Children's Programs
- Professional Services
- Health & Wellness
- Beauty / Personal Care
- Boutique Fitness
- Specialty Retail
- Service Businesses

DEMOGRAPHIC AND INCOME PROFILE (1 mile radius)



Trends: 2026 - 2031 Annual Rate



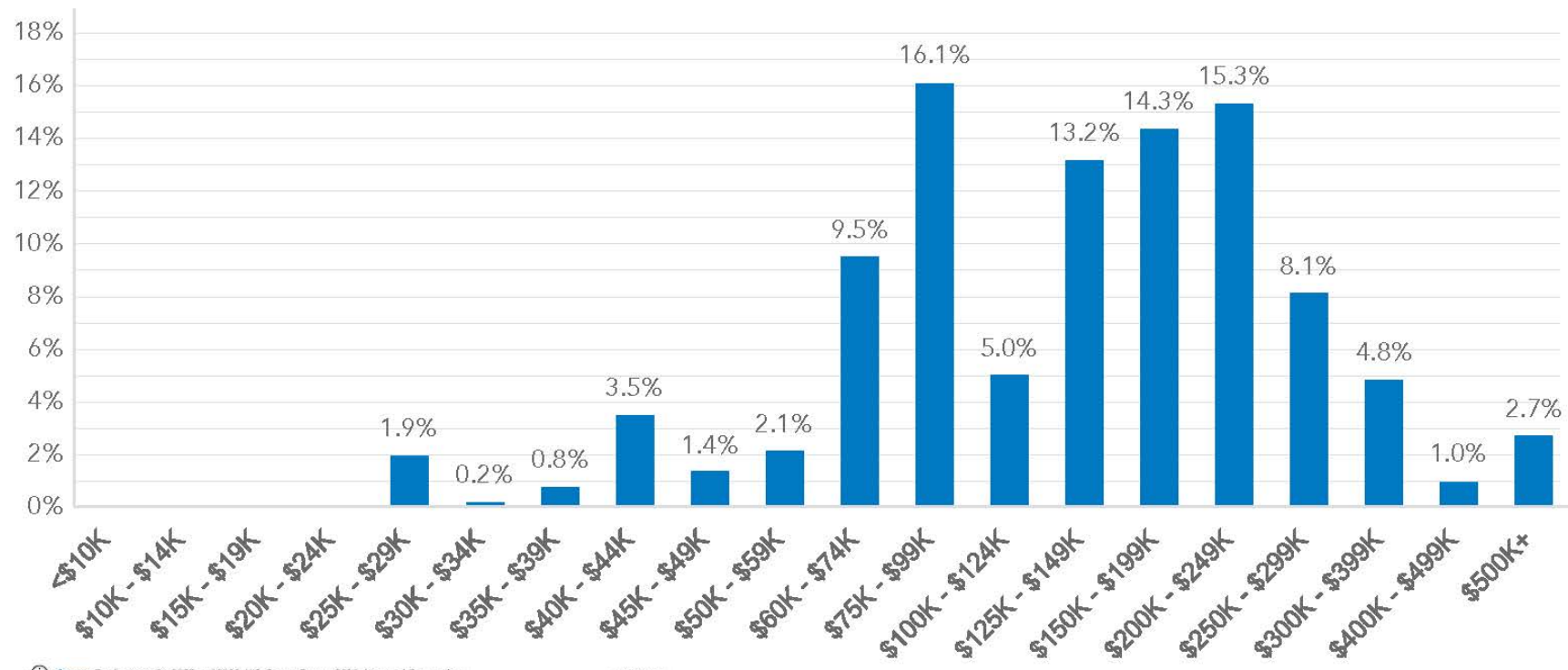
Source: Esri forecasts for 2025 and 2030, U.S. Census Bureau 2020 decennial Census data

© 2026 Esri

DEMOGRAPHIC AND INCOME PROFILE (1 mile radius continued)



Households by Income for 2026

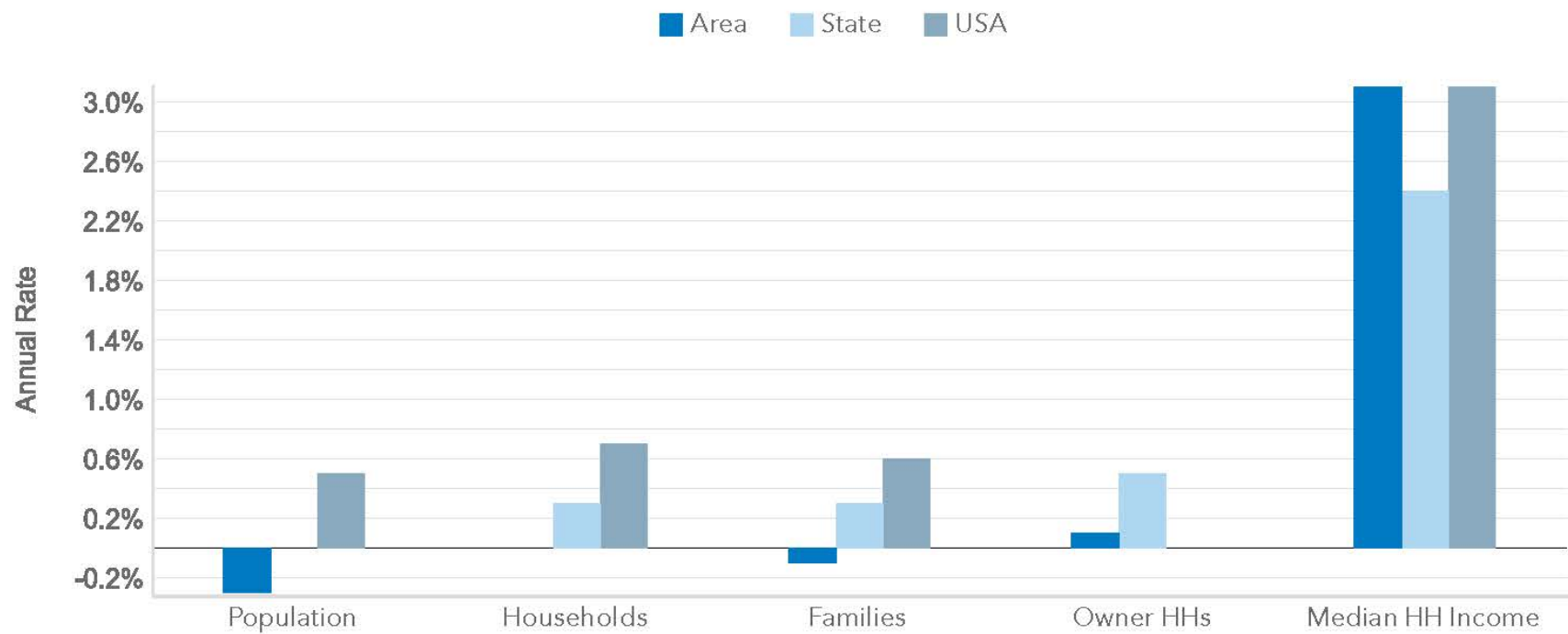


Source: Esri forecasts for 2025 and 2030, U.S. Census Bureau 2020 decennial Census data © 2026 Esri

DEMOGRAPHIC AND INCOME PROFILE (3 mile radius)



Trends: 2026 - 2031 Annual Rate

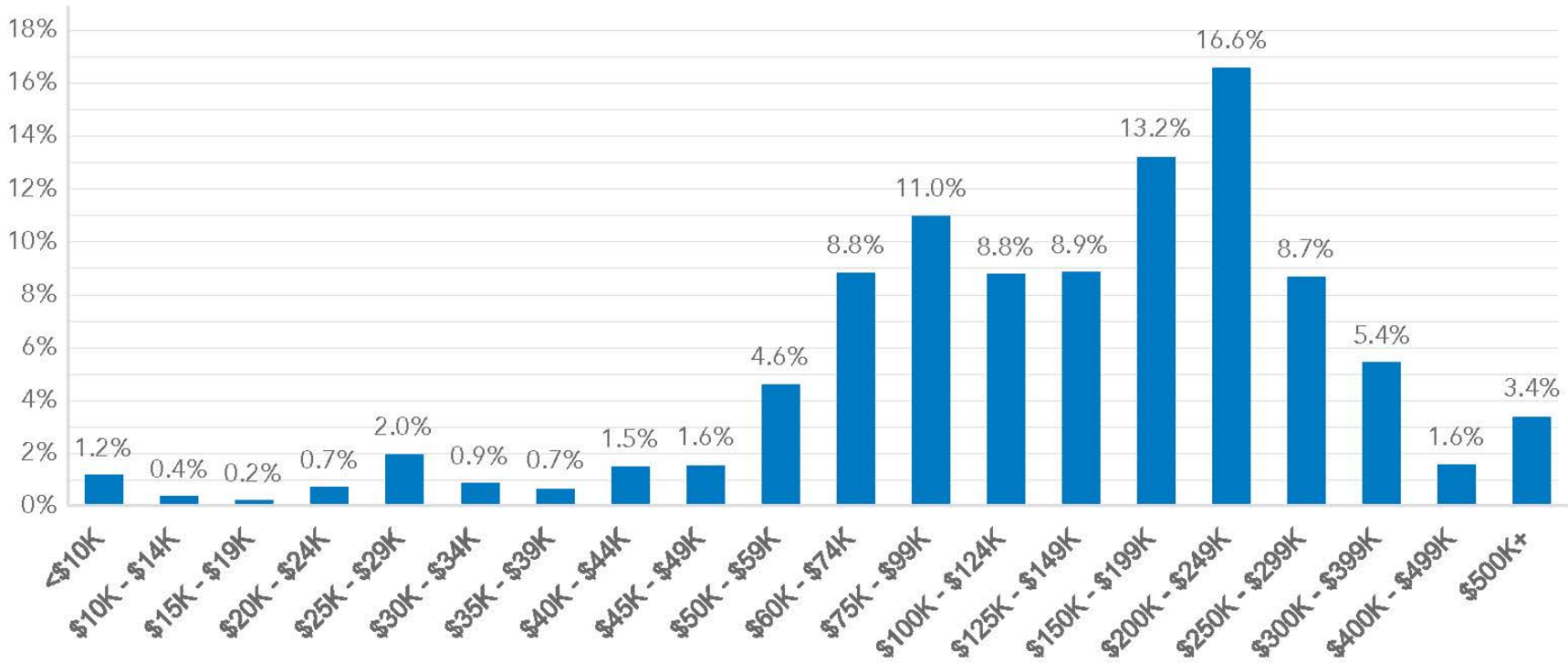


Source: Esri forecasts for 2025 and 2030, U.S. Census Bureau 2020 decennial Census data © 2026 Esri

DEMOGRAPHIC AND INCOME PROFILE (3 mile radius continued)



Households by Income for 2026



Source: Esri forecasts for 2025 and 2030, U.S. Census Bureau 2020 decennial Census data © 2026 Esri

LOCATION INFORMATION

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MARLBOROUGH, CT 06447

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Live. Work. Thrive.

MARLBOROUGH, CT

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HIGH
VISIBILITY



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STRONG
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ENDLESS
OPPORTUNITY

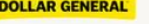
32 E Hampton Rd
Marlborough, CT 06447

NEARBY RETAILERS & AMENITIES

MINUTES FROM 32 E HAMPTON RD



GROCERY & CONVENIENCE





DINING & COFFEE





RETAIL & SERVICES





HEALTH & MEDICAL





SCHOOLS

Marlborough Elementary School

RHAM High School



COMMUNITY & SERVICES

Marlborough Town Center

Marlborough Congregational Church

Marlborough Cemetery



MAJOR ACCESS

Route 66 – High Visibility

Minutes to I-84

Easy access to I-91

*Everything you need.
Right nearby.*

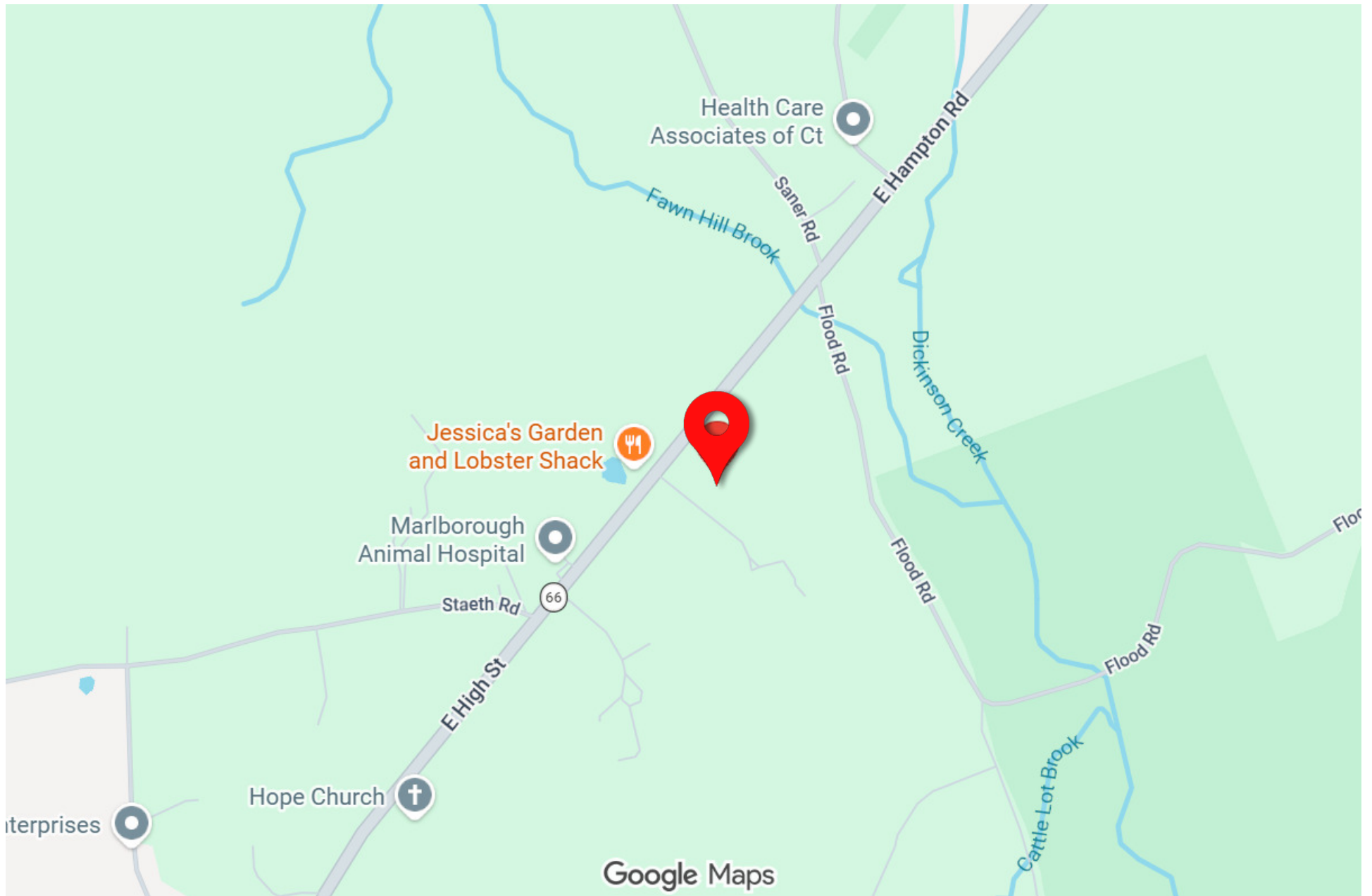
32 East Hampton Road is positioned along Route 66 in Marlborough, providing businesses with convenient access to the local community and the broader Route 2 / Route 66 transportation network. The property benefits from prominent roadway exposure, paved frontage and convenient access within an established commercial corridor serving Marlborough and surrounding communities.

The plaza features a complementary mix of restaurant, retail, fitness and service-oriented tenants, creating an established commercial environment with regular customer activity. A large shared parking field, building signage and pylon sign exposure further support businesses seeking visibility and convenient customer access.

The surrounding Marlborough trade area combines an established residential base with strong household incomes and convenient regional connectivity. The property's central location along Route 66 positions tenants to serve both nearby residents and customers traveling throughout the surrounding market.

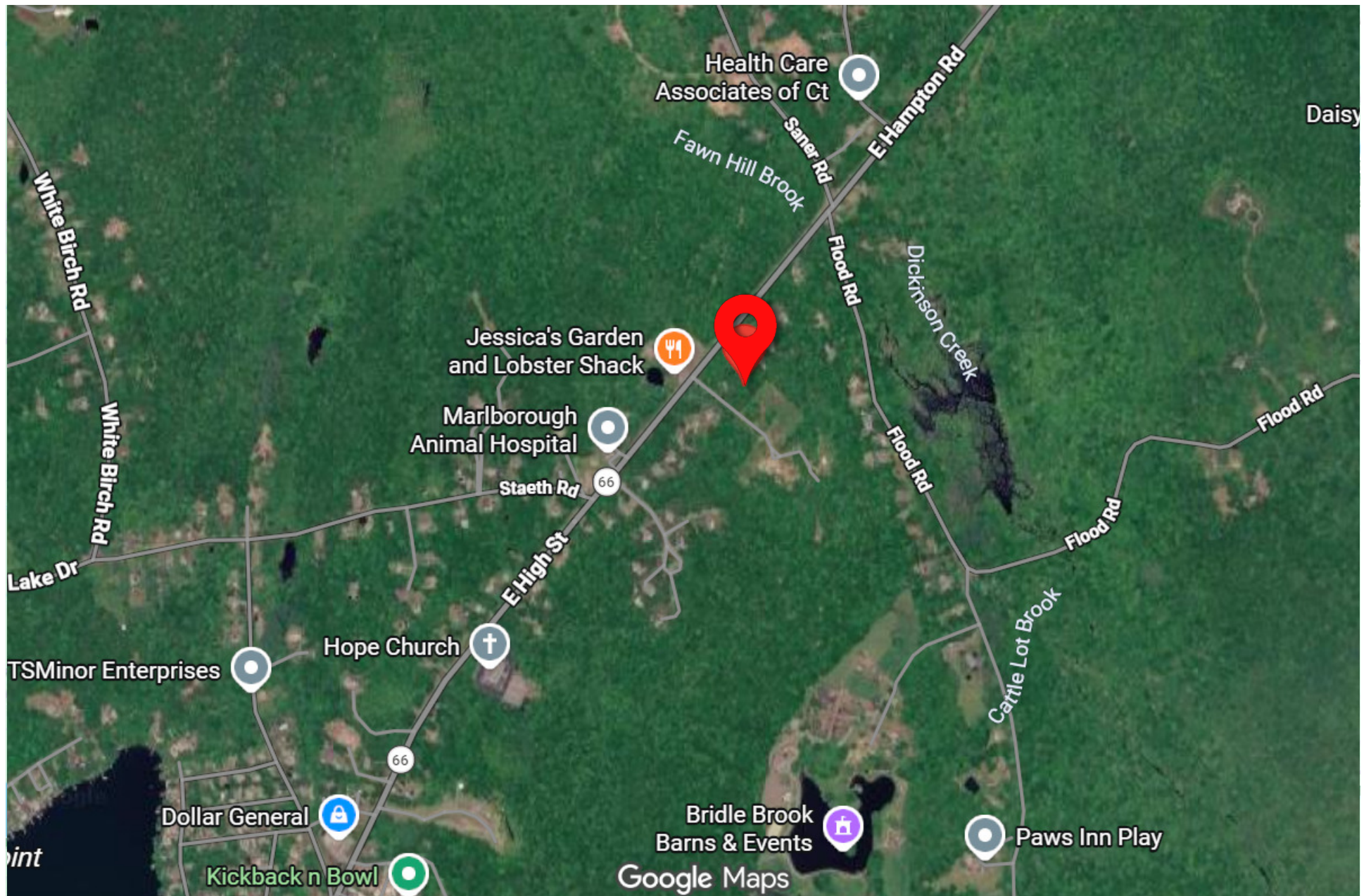
32 East Hampton Road, Marlborough, CT 06447

GOOGLE MAP



32 East Hampton Road, Marlborough, CT 06447

AERIAL MAP

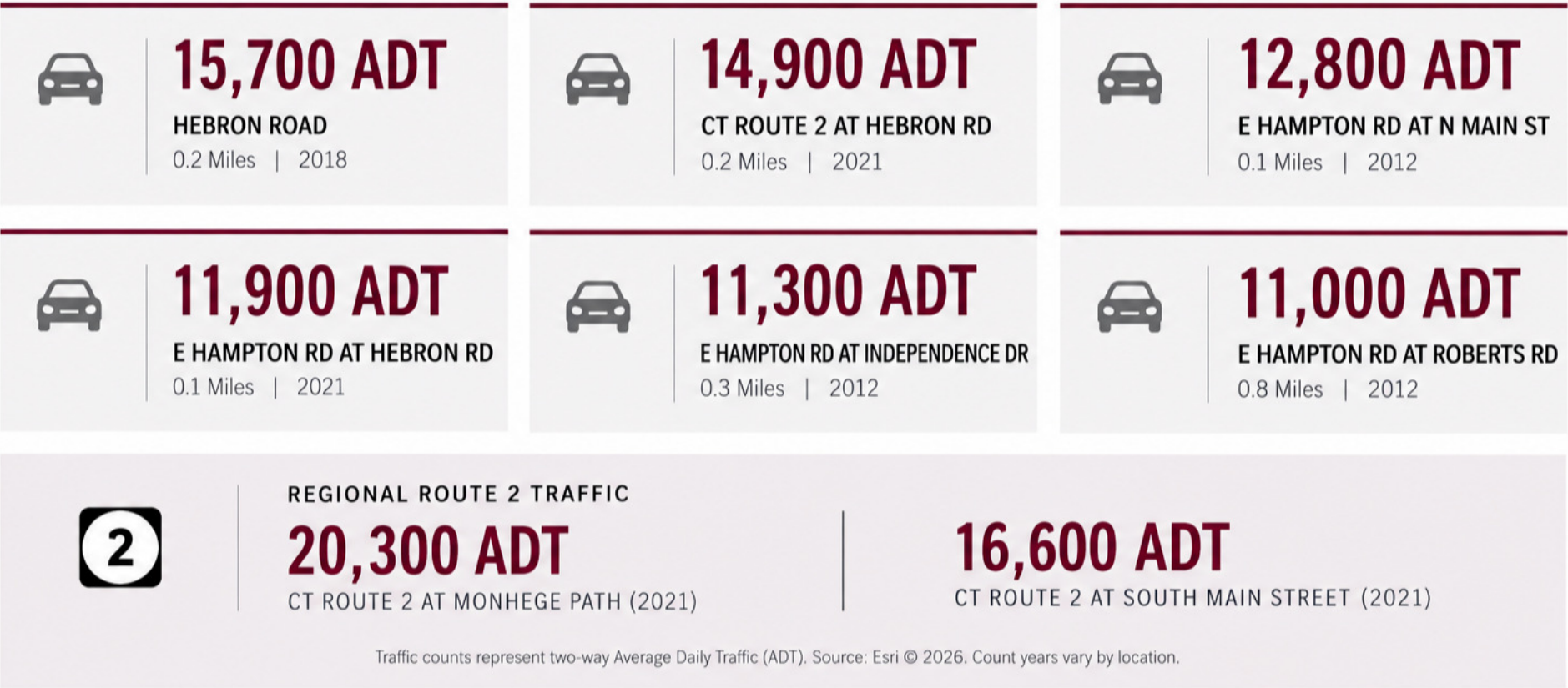


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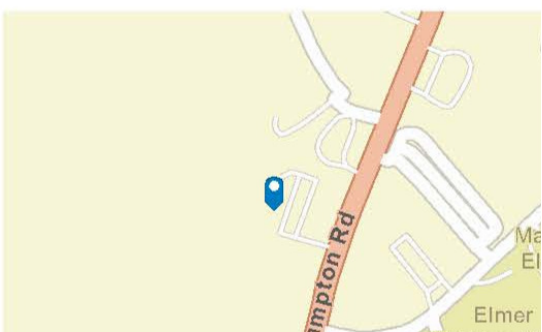
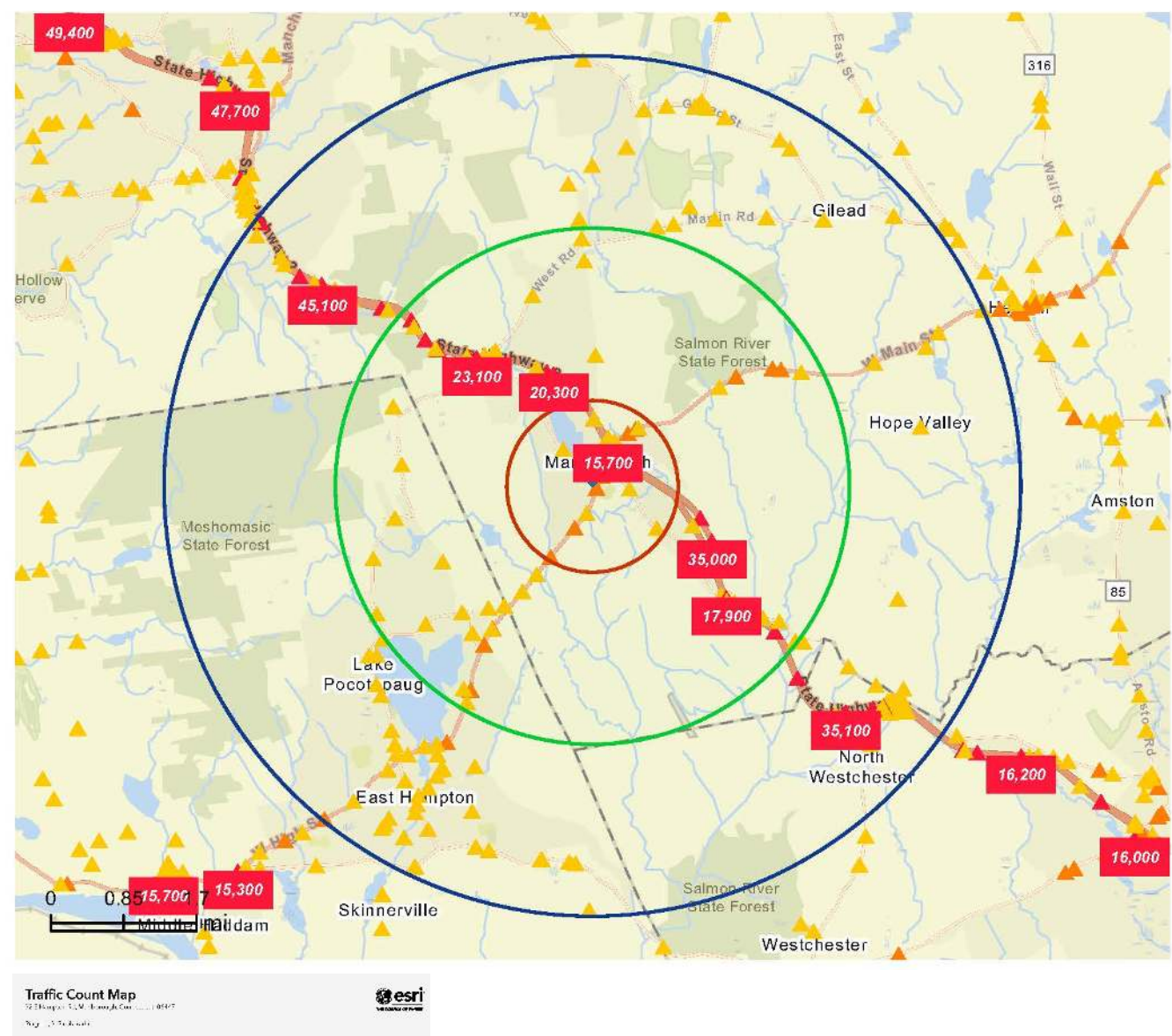
TRAFFIC COUNT

KEY TRAFFIC COUNTS

STRONG DAILY TRAFFIC THROUGHOUT THE MARLBOROUGH VILLAGE CENTER

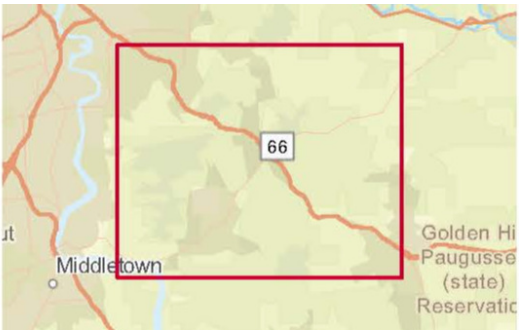


TRAFFIC COUNT MAP

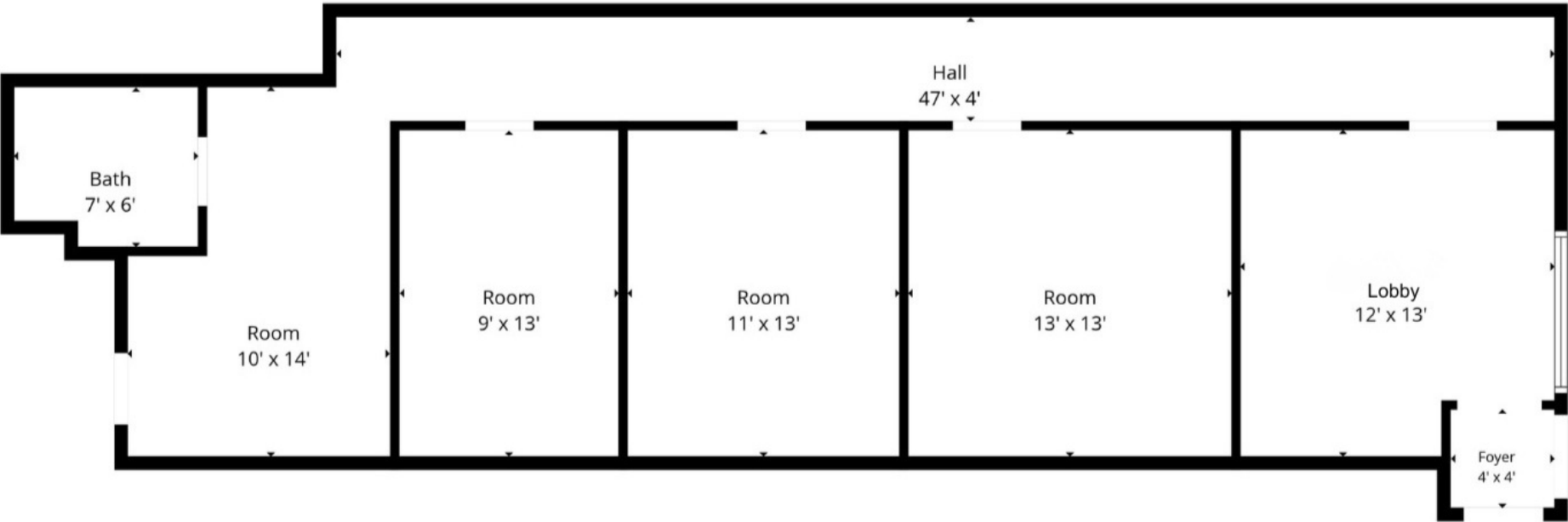


Average Daily Traffic Volume

- Up to 8,000 vehicles per day
- 8,001 - 15,000
- 15,001 - 50,000
- 50,001 - 70,000
- 70,001 - 100,000
- More than 100,000 per day



FLOOR PLANS



Sizes And Dimensions Are Approximate. Actual May Vary.

PHOTOS





PHOTOS





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COMMERCIAL & INVESTMENT REAL ESTATE ADVISOR

Robyn Letourneau is a Connecticut-based commercial and investment real estate advisor specializing in retail, office, medical, multifamily, mixed-use, and development properties throughout Central and Eastern Connecticut. Serving markets including East Hampton, Marlborough, Glastonbury, Hebron, Coventry, and surrounding counties, she advises investors, developers, business owners, and medical professionals on acquisitions, leasing, tenant representation, and development strategy.

Known for her strategy-first, numbers-driven approach, Robyn evaluates each opportunity through the lens of financial performance, market positioning, and long-term asset value. Her advisory services include submarket analysis, lease structuring, site selection, return modeling, and negotiation strategies designed to protect downside risk while maximizing upside potential.

With deep local market knowledge and a disciplined, investment-focused mindset, Robyn provides clients with clarity, transparency, and guidance that extends well beyond the transaction — aligning every real estate decision with broader financial and operational goals.





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