

FOR LEASE | 2,520± SF COMMERCIAL BUILDING

BUILD-TO-SUIT | 0.43 ACRE IN GC ZONE

1014 Sullivan Avenue, South Windsor, CT 06074

LEASE RATE: CALL FOR DETAILS

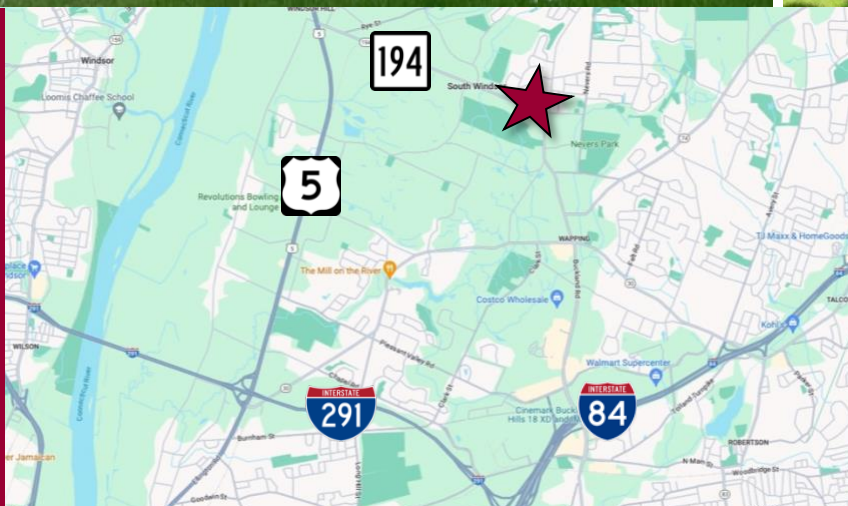


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 2,520± SF Build-to-Suit
- Subdividable to 1,260± SF
- 1 Story
- Ceiling Height: 12' 5"
- Pass thru window available
- 0.43 Acre
- Zoning: GC
- Signage: On-building / pylon
- I-84, Exit 62 / 63
- Many area amenities

For more information contact:

Robert Gaucher | 860-761-6007 | bgaucher@orlcommercial.com or Jay Morris | 860-721-0033 | jmorris@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

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BUILDING INFORMATION

GROSS BLD. AREA 2,520± SF
AVAILABLE AREA 2,520± SF
MAX CONTIGUOUS AREA 2,520± SF
WILL SUBDIVIDE TO 1,260± SF
NUMBER OF FLOORS 1
CEILING HEIGHT 12' 5" to Sheetrock
CONSTRUCTION Masonry
ROOF TYPE Gable
YEAR BUILT 2024

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT TBD
SPRINKLERED TBD
ELECTRIC SERVICE TBD

AREA RETAIL Subway, Country Store,
Geissler's, Mexicali
Cantina, Dairy Queen,
Dunkin'

COMMENTS Build-to-Suit in high traffic area.

DIRECTIONS I-84, Exit 63. Left onto Deming St (Rt. 30). Right onto Sullivan Ave (Rt. 194).
I-84, Exit 62. Right onto Pleasant Valley Rd. Left onto Buckland St. Straight onto Sullivan Ave (Rt. 194).

SITE INFORMATION

SITE AREA 0.43 acre
ZONING GC
PARKING 20 spaces
SIGNAGE On-Building / Pylon
VISIBILITY Excellent
FRONTAGE 122'
HWY.ACCESS I-84, Exit 62 / 63

UTILITIES

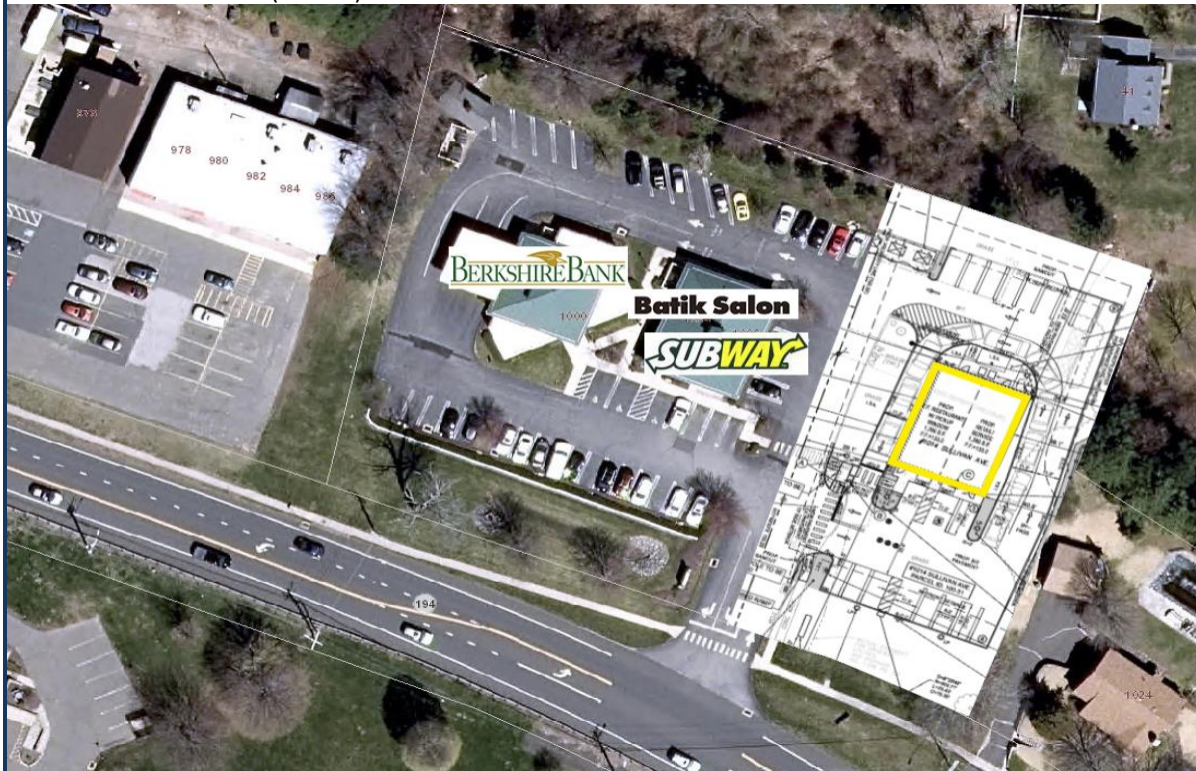
SEWER Public
WATER Public
GAS Yes

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord

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 - Shopping
 - Banking
 - Dining



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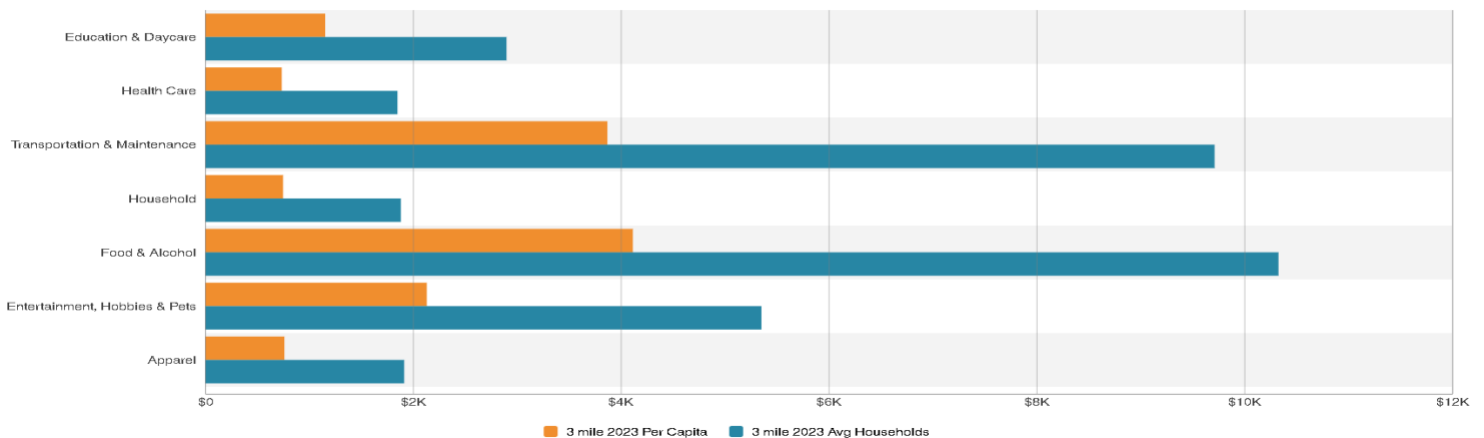


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Demographics	1 Mile	3 Mile	5 Mile
Population			
2010 Population	3,051	26,104	91,897
2023 Population	3,080	26,537	92,845
2028 Population Projection	3,097	26,714	93,284
Annual Growth 2010-2023	0.1%	0.1%	0.1%
Annual Growth 2023-2028	0.1%	0.1%	0.1%
Median Age	43.7	42.8	41.4
Bachelor's Degree or Higher	45%	51%	41%
Households			
2010 Households	1,111	10,389	38,351
2023 Households	1,120	10,576	38,770
2028 Household Projection	1,125	10,644	38,930
Annual Growth 2010-2023	0.2%	0.4%	0.4%
Annual Growth 2023-2028	0.1%	0.1%	0.1%
Owner Occupied Households	1,068	8,398	26,319
Renter Occupied Households	57	2,246	12,611
Avg Household Size	2.7	2.5	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$48.2M	\$410.4M	\$1.3B
Housing			
Median Home Value	\$282,197	\$314,074	\$228,048
Median Year Built	1975	1982	1973
Income			
Avg Household Income	\$139,387	\$130,947	\$107,140
Median Household Income	\$118,906	\$105,334	\$86,661

Per Capita & Avg Household Spending ▾

Currency: USD (\$)



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