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Prime Retail Investment or Owner – User Opportunity

103 Tolland Turnpike
Manchester, CT 06042

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Investment Highlights

- 2.44 acre site
- Parking for 150 cars
- General Business (GB) Zone
- Roof replacement in 2022
- Strong local
- Demographics:
 - >> 60,000 residents
 - >> Median household income of +\$80,000



103 Tolland Turnpike, Middletown, CT 06042

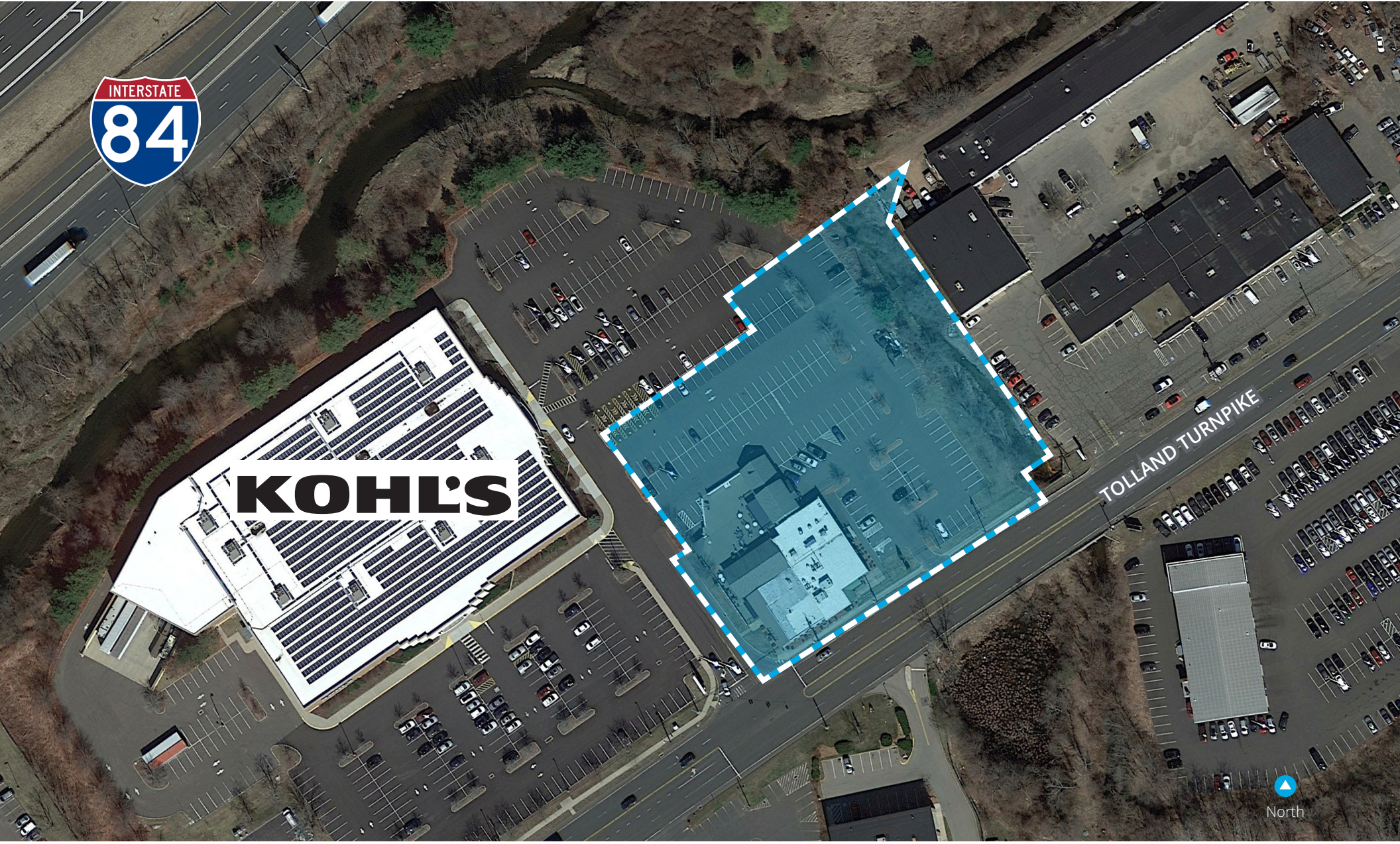
Property Summary

103 Tolland Turnpike is a high-visibility, heavily trafficked retail corridor with over 20,000 vehicles per day. The current use consists of a full-service restaurant and bar/lounge with a mix of canopy/enclosed and outside patio dining space.

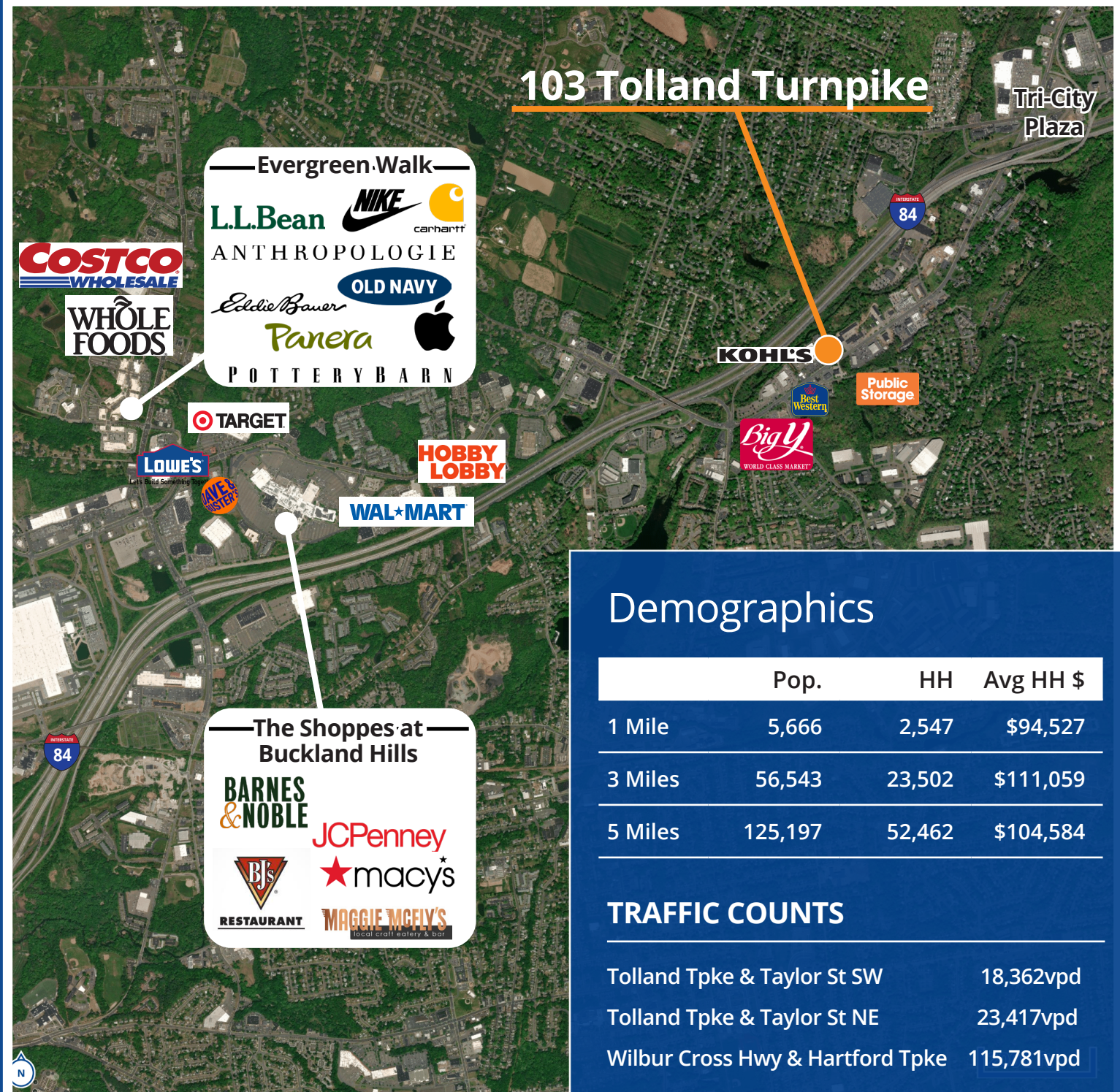
Total Building Area:	±8,178 SF total service area
Property Address:	103 Tolland Turnpike, Manchester, CT 06042
Allowed use:	Retail / Restaurant
Year Built:	1932; Renovated in 2015
Total No. of Floors:	ONE
Parking:	±150 spaces with additional parking in Kohl's lot
Zoning:	GB
Area:	± 2.44 acres
Roof:	New - 2022
HVAC:	100% central air
Sprinklers:	Partial; Dry system
HVAC System:	2-15 ton roof unit
Signage:	Roadside pylon sign



Aerial



Location



Property Photos

Shea's Pizzeria & Sports Bar

- Bar with seating
- Dining room seats 269
- Fireplace
- 90 large screen TVs



Property Photos

Winners Racing & Betting

- Separate entrance
- 12 betting machines
- 9 over the table betting machines



Property Photos

Outdoor Patio & Party Room

- Private party room
- Deck with seating overlooking the patio
- Outside bar and tabletops
- Largest patio is Connecticut; 12,500 sf and seats 460 patrons



Property Photos

Kitchen & Storage Area



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