



Retail Pad Sites Available

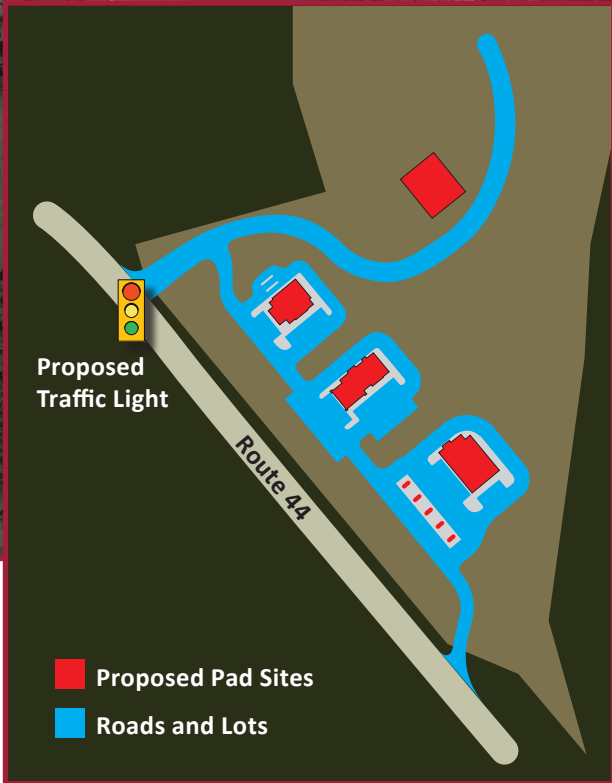
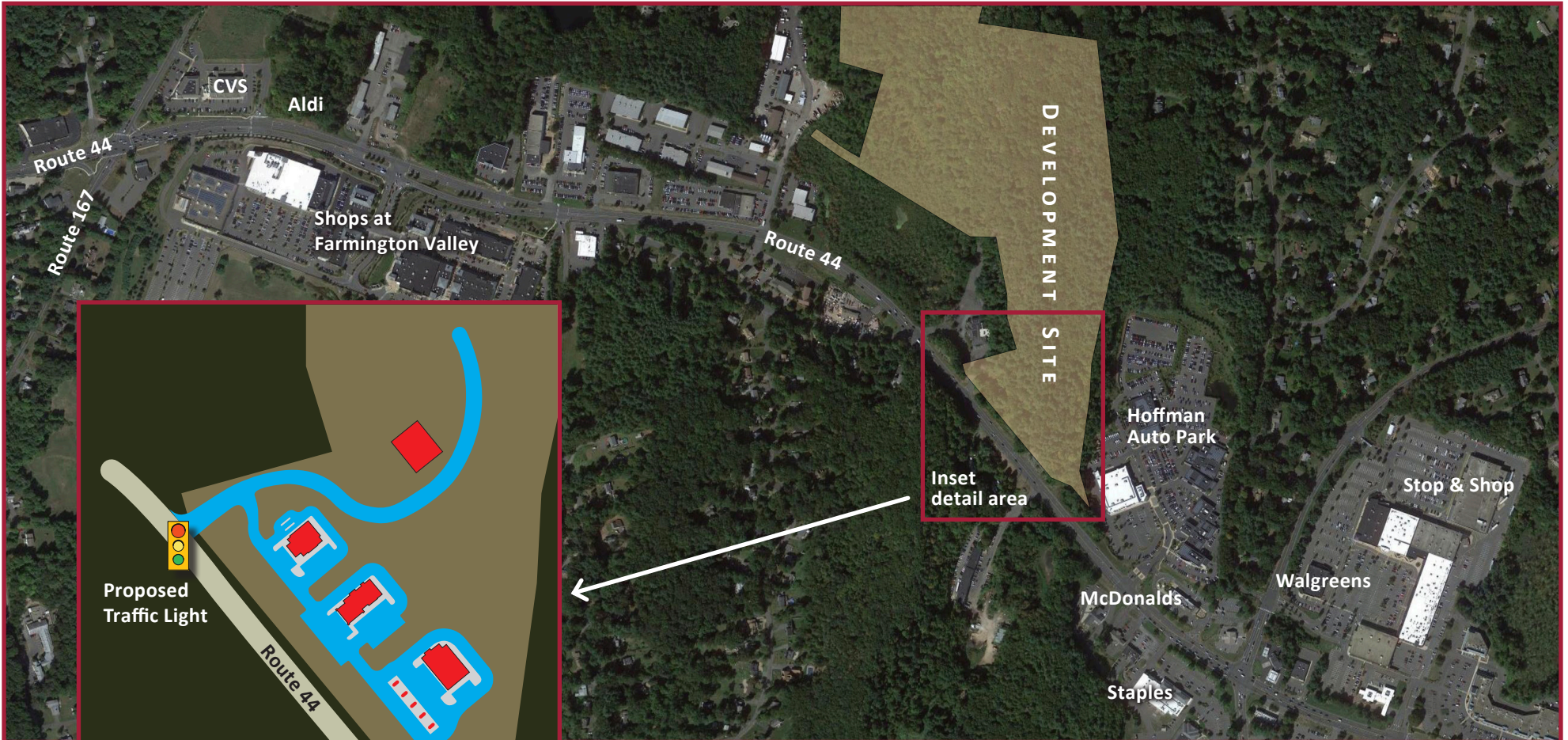
Simsbury and Canton, Connecticut

- Over 1000 feet of frontage on the westbound side of Route 44 in Simsbury and Canton
- Up to four 1 to 4 acre sites available for sale or for lease
- Traffic count is over 30,000 cars per day

15

ALBANY TURNPIKE

ROUTE 44



For additional information, please contact

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RM Bradley

COMMERCIAL BROKERAGE
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15 ALBANY TURNPIKE, SIMSBURY AND CANTON, CONNECTICUT • AN AFFLUENT, HIGH-TRAFFIC LOCATION



RM Bradley is pleased to offer up to four pad sites for sale or for lease. The owner is willing to configure the land to the need of each individual user. Potential uses include a white table cloth restaurant with an outdoor deck and stunning views to Talcott Mountain, fast casual

dining, bank branch, gas and convenience store. 15 Albany Turnpike is located at the border of Avon, Canton and Simsbury. The Route 44 corridor runs through these towns, connecting the capitol city of Hartford to these first ring suburbs and eventually, Litchfield County.

DEMOGRAPHICS

TOWN	ESTIMATED POPULATION	MEDIAN HOUSEHOLD INCOME
AVON	19,785	\$125,536
CANTON	10,902	\$90,594
SIMSBURY	25,395	\$119,588

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