


LAND LEASE 632 Cromwell Avenue | Rocky Hill 06067

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1.33 Acres

## LAND LEASE

632 CROMWELL AVENUE  
ROCKY HILL, CT

Colliers International presents this parcel of land adjacent to a 20,000 square foot retail center in Rocky Hill. It sits along a highly traveled road in one of Connecticut's most desired destinations to live. Locate your business on Cromwell Avenue.

FOR LEASE

**\$65,000**  
/YEAR NNN  
GROUND LEASE

## RETAIL ZONED LAND FOR LEASE

**PHILIP GAGNON, SIOR**

Principal

860 616 4016

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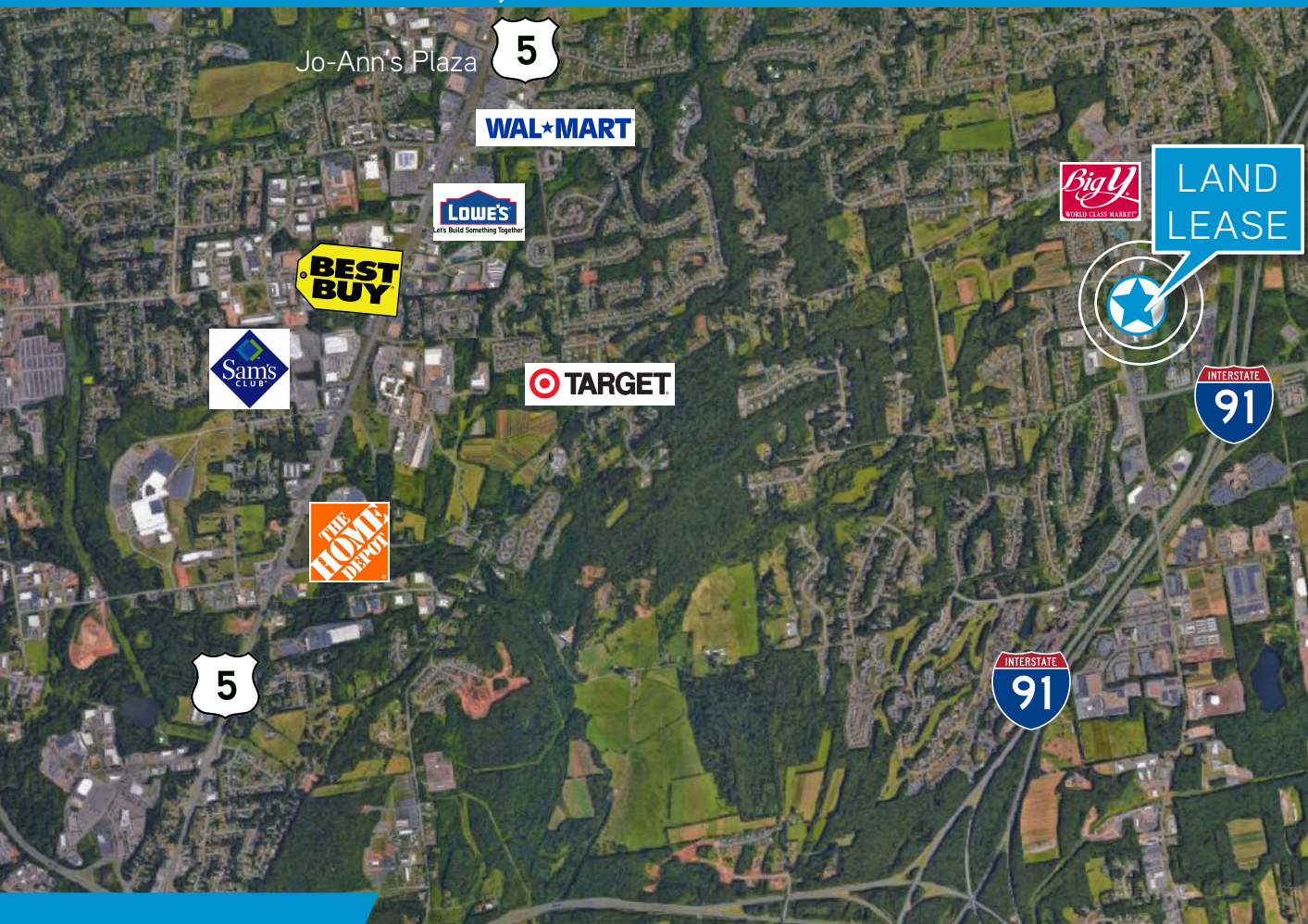
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Colliers International  
864 Wethersfield Avenue  
Hartford, CT 06114  
860 249 6521





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## DEMOGRAPHICS

	Population	HH	Av. HH \$
1 Mile	5,694	2,347	\$106,522
3 Miles	46,244	19,324	\$102,101
5 Miles	127,320	53,038	\$91,546

## TRAFFIC COUNTS

Cromwell Avenue & France Street	16,851 VPD
Cromwell Avenue & West Street	18,173 VPD
West Street & Corporate Place	19,839 VPD

FOR LEASE

**\$65,000**  
/YEAR NNN  
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## FEATURES

- 1.33 acres
- Zoned Commercial
- Highly Visible on Cromwell Avenue
- ADT 18,000
- Excellent Demographics
- Just off I-91
- Near CT-5
- 160' frontage

### PHILIP GAGNON, SIOR

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