

Keney Park
Golf Course

WINDSOR, CONNECTICUT

29 WINDSOR AVENUE



FOR LEASE

13.8 Level Acres

or Built-to-Suit

SITE OVERVIEW

- ▶ I-91 / Route 159 Interchange: 160,000+ ADT
- ▶ Highway visibility
- ▶ Trade area expanded by proximity to I-91, I-291, Rt. 159, Rt. 84 & Rt. 218.
- ▶ Connecting roadways also provides easy access to downtown Hartford, the pending East Windsor Casino, MGM Springfield Casino and the NBA Hall of Fame.

DEMOGRAPHICS

	Population	Average HHI	Employees
3 Miles	78,913	\$72,952	82,025
5 Miles	224,611	\$77,196	175,408
7 Miles	344,505	\$91,460	250,185
10 Miles	531,355	\$101,060	361,801
30 Min DT	866,196	\$101,902	539,712



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Information set forth is from sources we deem reliable and is subject to prior sales, lease, withdrawal without notice or change in prices and conditions. No representation is made as to the accuracy of any information furnished.

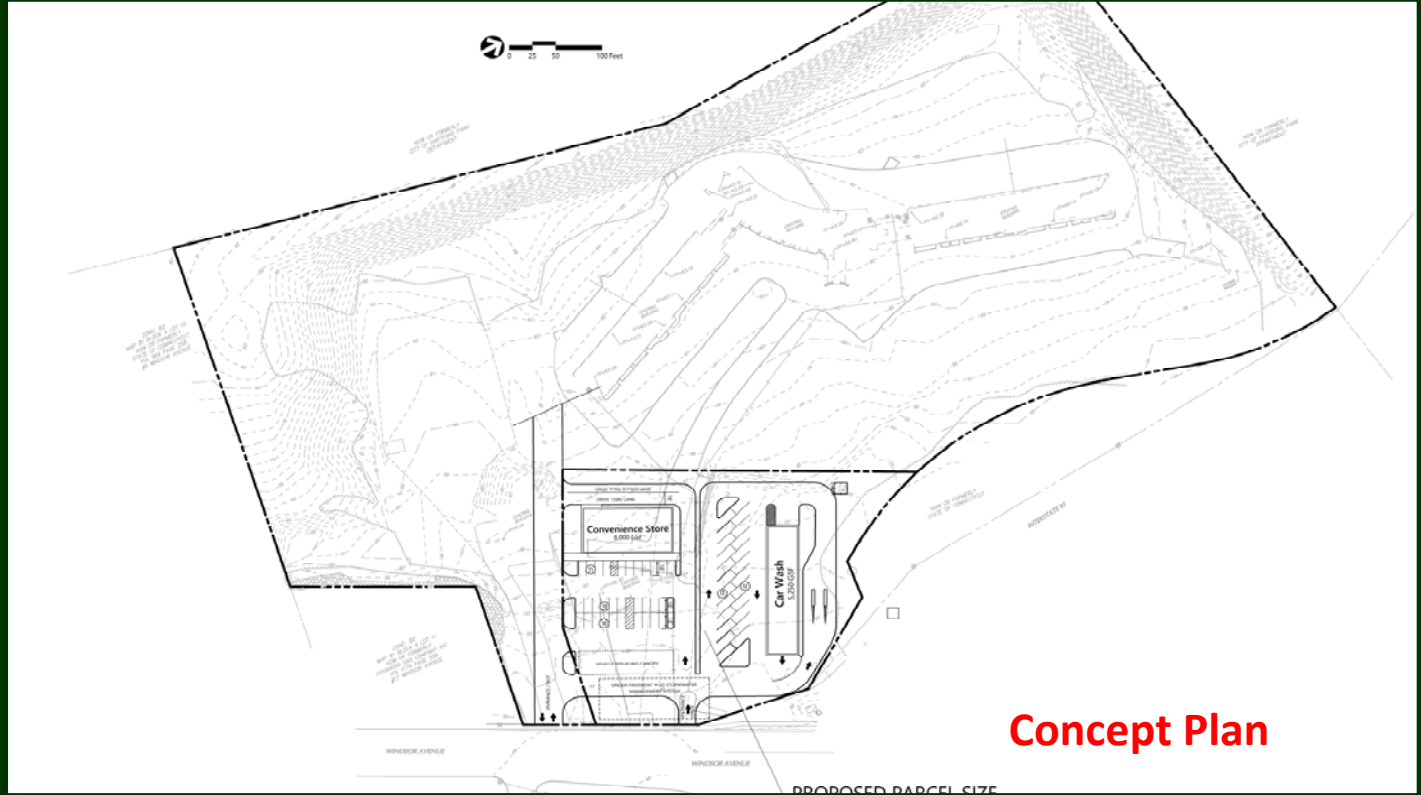
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I-91: 146,400 ADT

Exit 34

Rt 159 @ Exit 34: 20,000 ADT

SITE



Concept Plan

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