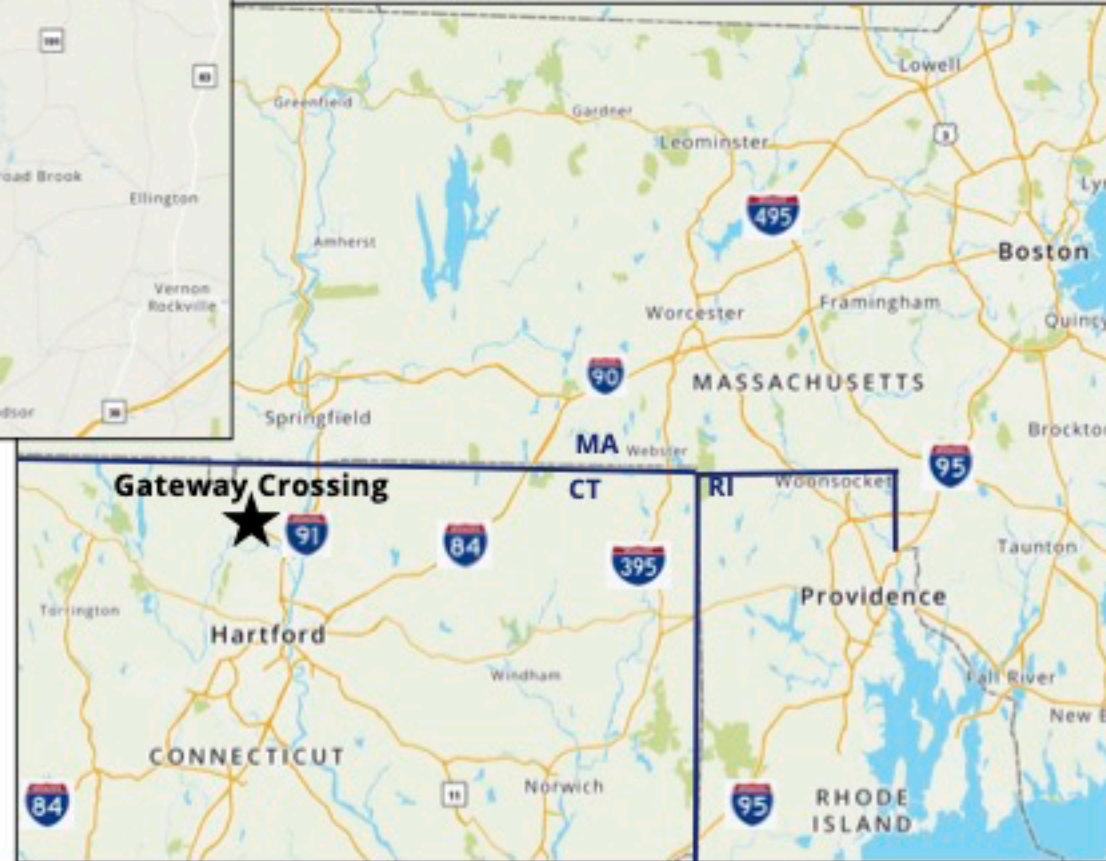


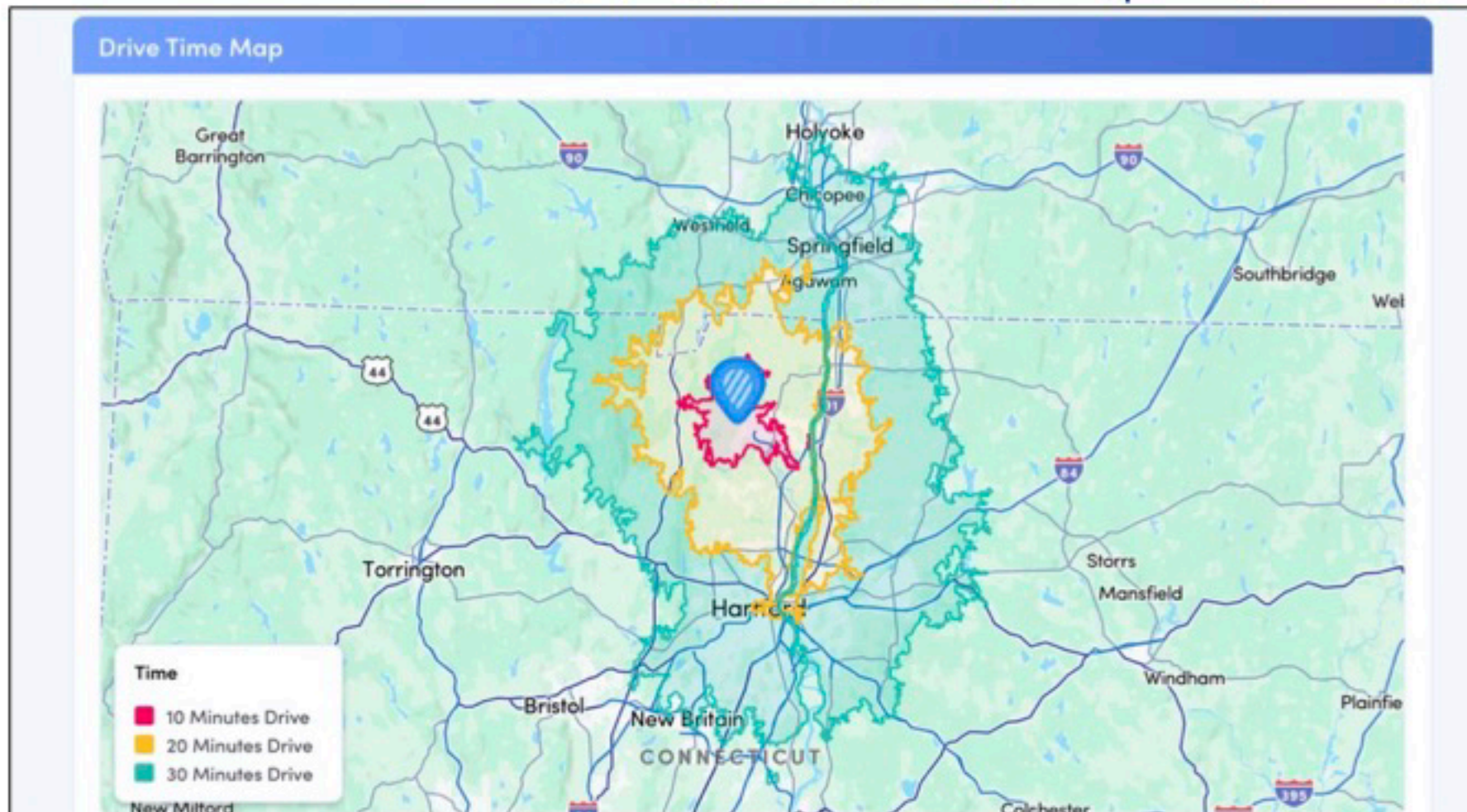
**DEVELOPMENT ASSOCIATES**  
**COMMERCIAL PROPERTY DEVELOPMENT**  
**BROKERAGE & MANAGEMENT**  
 (413) 789-3720



**Gateway Crossing** is strategically located between Hartford, CT and Springfield, MA in East Granby, CT.

The area is rapidly growing with several significant residential and commercial projects in progress.

**Gateway Crossing** is less than a mile from Bradley International Airport and just a few minutes from Interstate 91.



	10 minutes	20 minutes	30 minutes
Population	8,621	149,823	904,126
Workday Population	10,399	191,856	1,096,533

# GATEWAY CROSSING

## EAST GRANBY, CT

**NEW DEVELOPMENT FOR RETAIL, MEDICAL, RESTAURANT**



### PROPERTY OVERVIEW

Development Associates, as exclusive Broker, is pleased to present Gateway Crossing, a major new mixed-use development project in East Granby, CT. The two sites, 5 acres and 18.5 acres, can support over 125,000 Sq Ft of building on highly-traveled CT Route 20, just over 1 mile from Bradley International Airport.

Located in the flexible Commerce Park Transitional zone, the sites are suitable for retail, restaurant (including drive-through), medical and general office, residential, hospitality, R&D and Industrial/warehousing.

### SITE FEATURES

- High visibility on major 4-lane state highway
- Fast growing area in desirable location
- Future 4-way intersection for Route 20 access
- Extensive Drive-Time radius population
- Flat, buildable sites with all utilities
- Build-to-suit or land lease
- Significant local daytime work force
- Steady traffic counts, over 21,000/day

The project is currently in design phase with the opportunity to tailor sites for early significant users.

For more information, Contact Ken Vincunas at Development Associates.

Disclosure - Broker has a financial interest in this property.

Presented By:  
**Ken Vincunas**  
 (413) 789-3720  
 kvincunas@devassociates.com

**DEVELOPMENT ASSOCIATES**

200 Silver Street, Agawam, MA  
 WWW.DEVASSOCIATES.COM