



1320 Manchester Rd
Glastonbury, CT 06033

2,400 SF

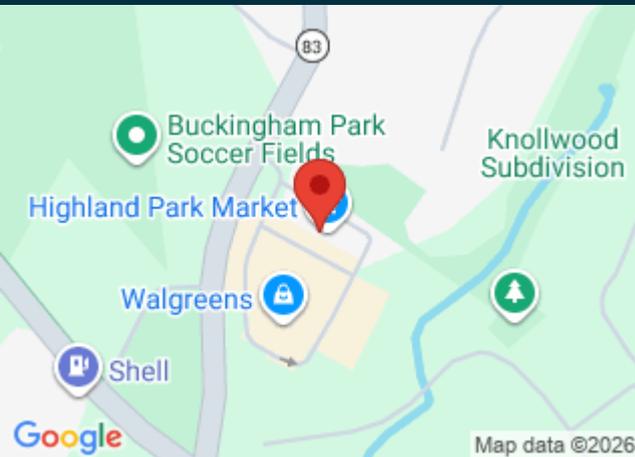
Unit 40

4

1985

Number of Tenants

Year of Build



Retail space located along the Manchester Road corridor in Glastonbury, one of the town's primary commercial arteries. The property benefits from strong daily traffic counts and proximity to Glastonbury Center, Route 2, and Interstate 91, providing regional access. The surrounding trade area includes a mix of national retailers, restaurants, professional services, and established residential neighborhoods. The site offers ample on-site parking, visible signage opportunities, and convenient access for customers and deliveries. Suitable for retail, service, medical, or office users seeking visibility within the Glastonbury market.

For more Information Contact:

Gregory Beebe
Phone: (860) 400-9476
Email: leasing@beebece.com



1320 Manchester Rd - Key Facts

Glastonbury, CT 06033

Date Available	07/01/2025	Base Rent	\$20.00 - \$21.00 PSF NNN
Available Area SF	2,400	Est. 2026 NNN	\$10.74 PSF
Lot Size	6.34 Acres	Parking	7.26 / 1000
Lease Term	3 - 5 Years	AADT	6,900
Building Type	Retail	Loading Dock Type	None
Finished Ceiling Height	9 ft	Number of Docks	0
Floors	1	Zoning	PAD

Construction

Interior Walls	Drywall (Gypsum Board)
Floor	Concrete
Roof	Single-Ply Membranes

Mechanical

HVAC	Rooftop Unit (RTU)
Sprinkler	Automatic Fire Sprinkler System
Electrical	Phase: Single, Amps: 125, Volts: 240/120

Space Description

Unit 40 comprises approximately 2,400 SF within Highland Park Market plaza along Manchester Road. The space includes an open floor plan, 9 ft finished ceiling height, concrete subfloor, drywall partitions, and an automatic fire sprinkler system. The layout accommodates retail, medical, professional office, or service uses. The unit offers storefront visibility, convenient customer parking, and access within an established neighborhood shopping center. A new HVAC system will be installed by the landlord upon lease execution.

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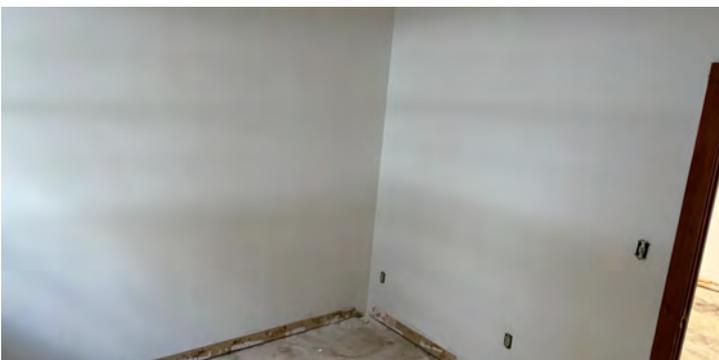
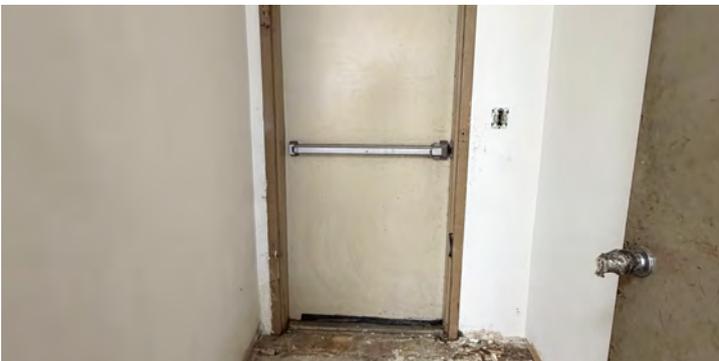
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1320 Manchester Rd - Inside Image

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1320 Manchester Rd - Outside Image

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1320 Manchester Rd - Tenant Map

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Demographic Highlights & Population Projections

Glastonbury, CT 06033



Est. Population (2025)
35,727



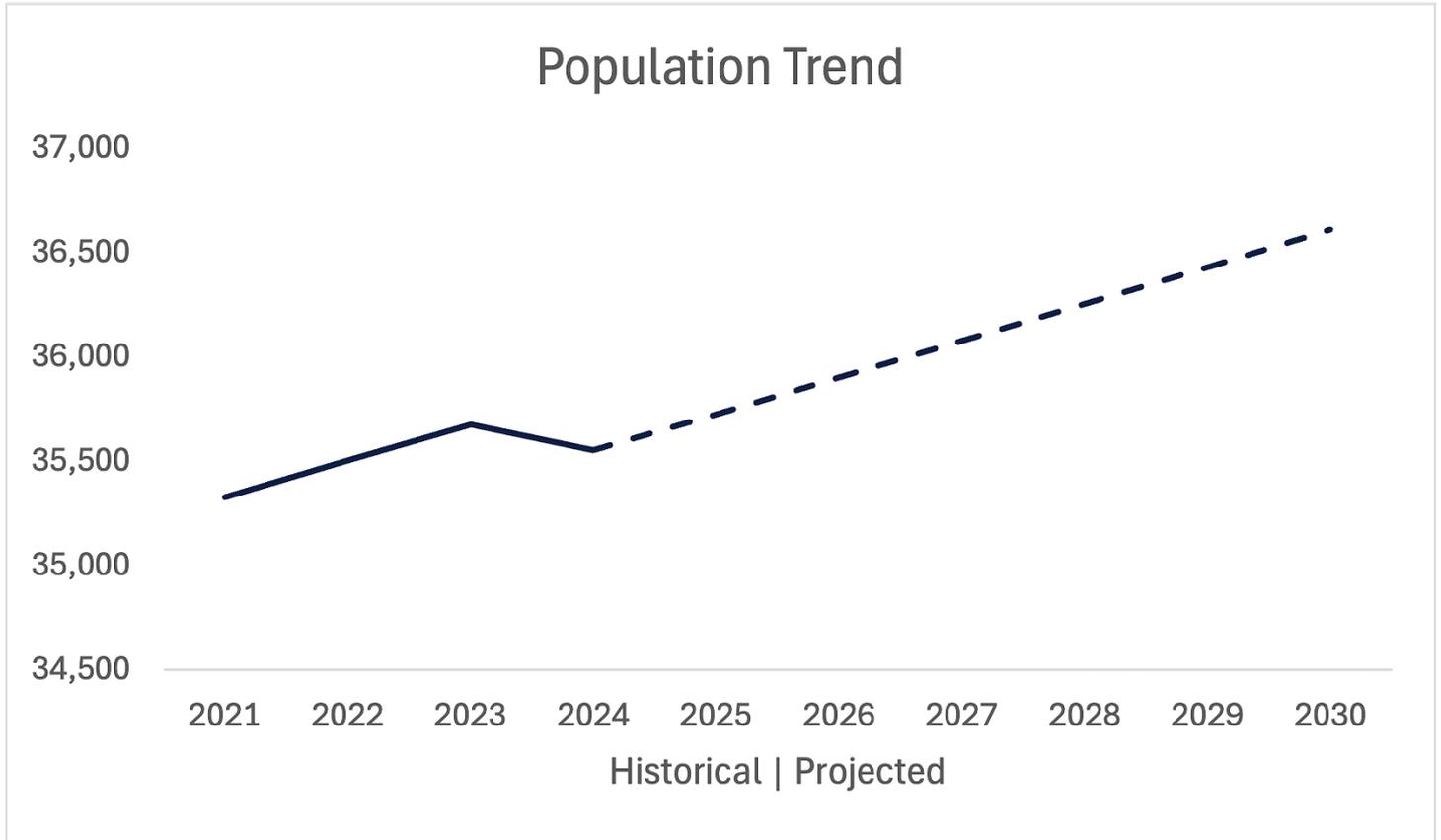
Est. Population (2024)
35,553



Median Age
44



Median Income
\$157,192



Glastonbury's population totaled 35,293 residents in 2024 based on U.S. Census Bureau estimates and is projected to increase modestly through 2030. The town is an established suburban market characterized by stable residential demand and long-term planning visibility. With a median household income of \$157,192 and a median age of 44, Glastonbury reflects a mature, high-income demographic supportive of quality retail, professional services, healthcare, and discretionary uses. Sources: U.S. Census Bureau Population Estimates Program (2020–2024); American Community Survey 5-Year Estimates; ESRI 2025–2030 projections.



Switz Real Estate Associates Inc.

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