

# Offering Price of \$6,950,000 (7.9% cap rate)

9 Building South Windsor, CT Office & Retail Portfolio on 12.3 Acres of Land



The buildings are located at 435 Buckland (Brandywine & Rosewood buildings), 465, 475, 479, 481, 491 & 497 Buckland Road along with 152 Deming Street and a vacant land parcel at 467 Buckland Road.

The buildings are currently 94.7% leased excluding the development site at 497 Buckland Road. These buildings have a history of consistently high occupancy. Our only current vacancies are 608, 860 and 1,470 square feet. All are office spaces.

The portfolio is sited on 12.3 acres of land in the heart of South Windsor on Buckland Road, one of the Town's main retail and office arteries, adjacent to the Super Stop & Shop, CVS and Five Corners.

It includes one retail building and eight office buildings totaling roughly 65,000 gross square feet.

For many years, much of Buckland Road was farms and residences. Most of these properties have been acquired and redeveloped into retail, big box retail, banks, medical, apartment, senior housing and office uses. Vacant land is scarce, and the demand for space in the area is strong. There are currently a number of these rural properties in development in the immediate area.

Recent development near the property includes Costco, Whole Foods, Aldi, LL Bean, Goddard School, Chipotle, Shake Shack and Club Studio all located less than a mile away. All of Greater Hartford's major medical service providers and hospitals have a presence in the immediate area as do many banks.

This portfolio offers an entry point into a rapidly expanding area. The 497 Buckland Road building is a cape house that provides excellent redevelopment potential as a ground lease for a retail pad site user or for larger office/retail development. The site was approved in 2011 for a three-story 16,800 square foot brick medical/office building. That approval has since lapsed but could potentially be revived. A rendering of the previously approved building is shown below.



Portfolio tenants include Key Bank, Coldwell Banker, Russian School of Mathematics (RSM), Center for Vein Restoration (corporate signature with over 120 locations nationally) Buckland Grill, Sawadee Thai, Open MRI of Buckland Hills along with numerous wealth managers, lawyers, accountants, medical users and other office tenants. Our newest tenant, the Russian School of Mathematics, is in build out at 491 Buckland Road but is currently paying rent. RSM is a mathematics tutoring business with over 80 locations nationally and revenues estimated to approach \$100,000,000. This is a corporate signature.



**Call Mike Mahoney at RLM Co to inquire or arrange a tour.**

**860-236-1253 (w) or 860-983-3563 (cell)**