

110 Ella T Grasso Turnpike

WINDSOR LOCKS, CONNECTICUT

LAND FOR SALE



- CURRENT INCOME \$300,000 ANNUALLY NNN
- ADDITIONAL RENT POTENTIAL
- ADJACENT TO BRADLEY INTERNATIONAL AIRPORT
- B-1 ZONE

Demographics	3 miles	5 miles	7 miles
Population	25,454	46,230	108,877
Households	9,648	18,307	43,227
Avg. HH Income	\$102,757	\$102,794	\$101,266
Daytime Pop.	22,981	49,325	73,311

Size	16.42 acres (Can Be Subdivided)
Sale Price	\$5,600,000 (Additional Land Lease Income Potential)
Area Businesses	Amazon Fulfillment, FedEx, RTX
Distribution Centers	Walgreens, DollarTree
Traffic Counts	21,900 VPD on Ella Grasso Tpke 54,000 VPD Rt-20

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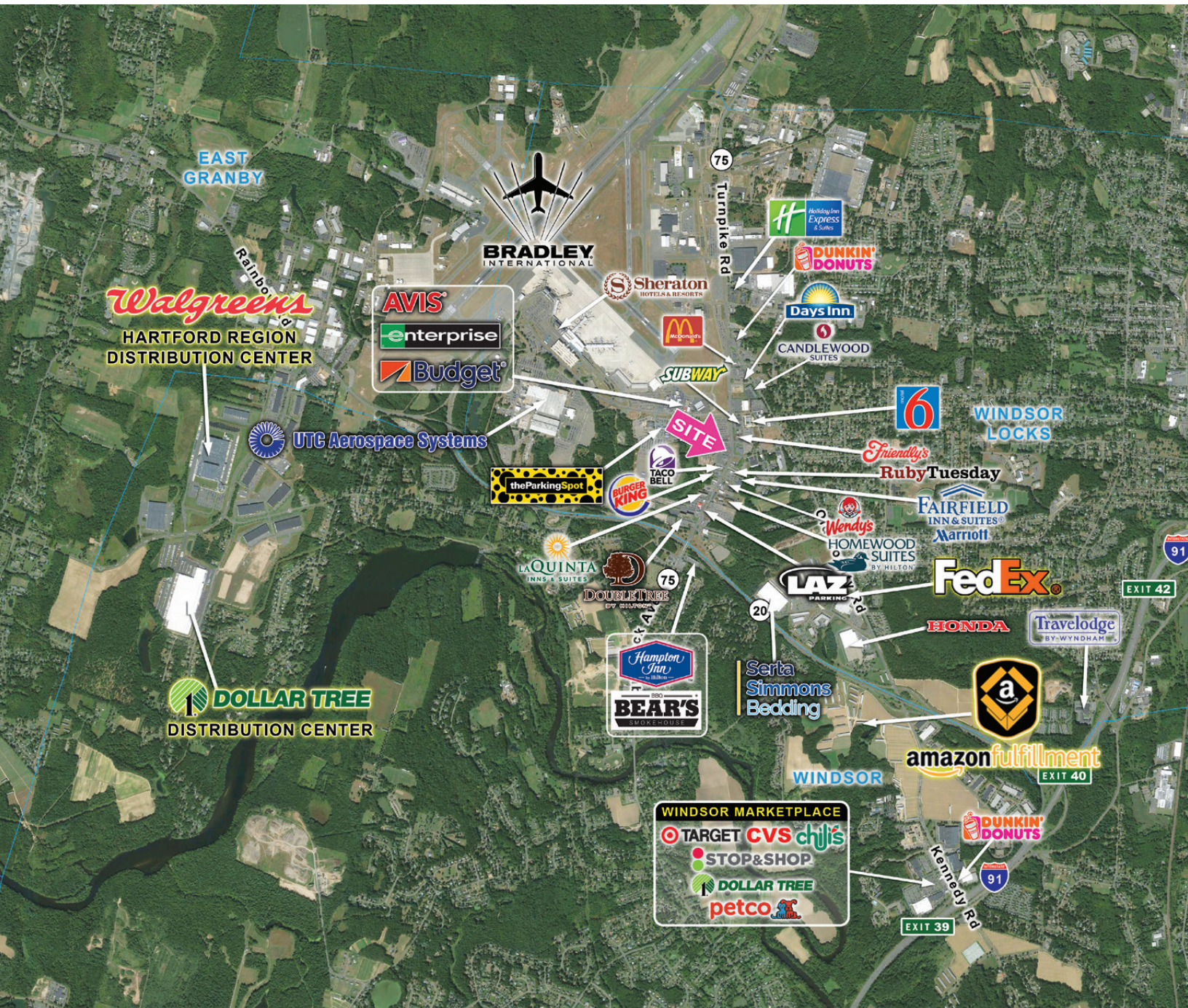
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