

# Commercial Land

20.9 Acres | 71,612 Sq. Ft.

## Property Information

- + Existing building sits on 6.5 acres
- + Zoned: General Business (GB)
- + Parcel #MANC-000019-005190-000205
- + Frontage: ±450'
- + Signalized Intersection
- + Easily accessible to I-384 and I-84
- + In close proximity to strong residential area
- + Less than 15 minutes from Downtown Hartford

205 Spencer Street  
Manchester, CT 06040  
Store #5209-01



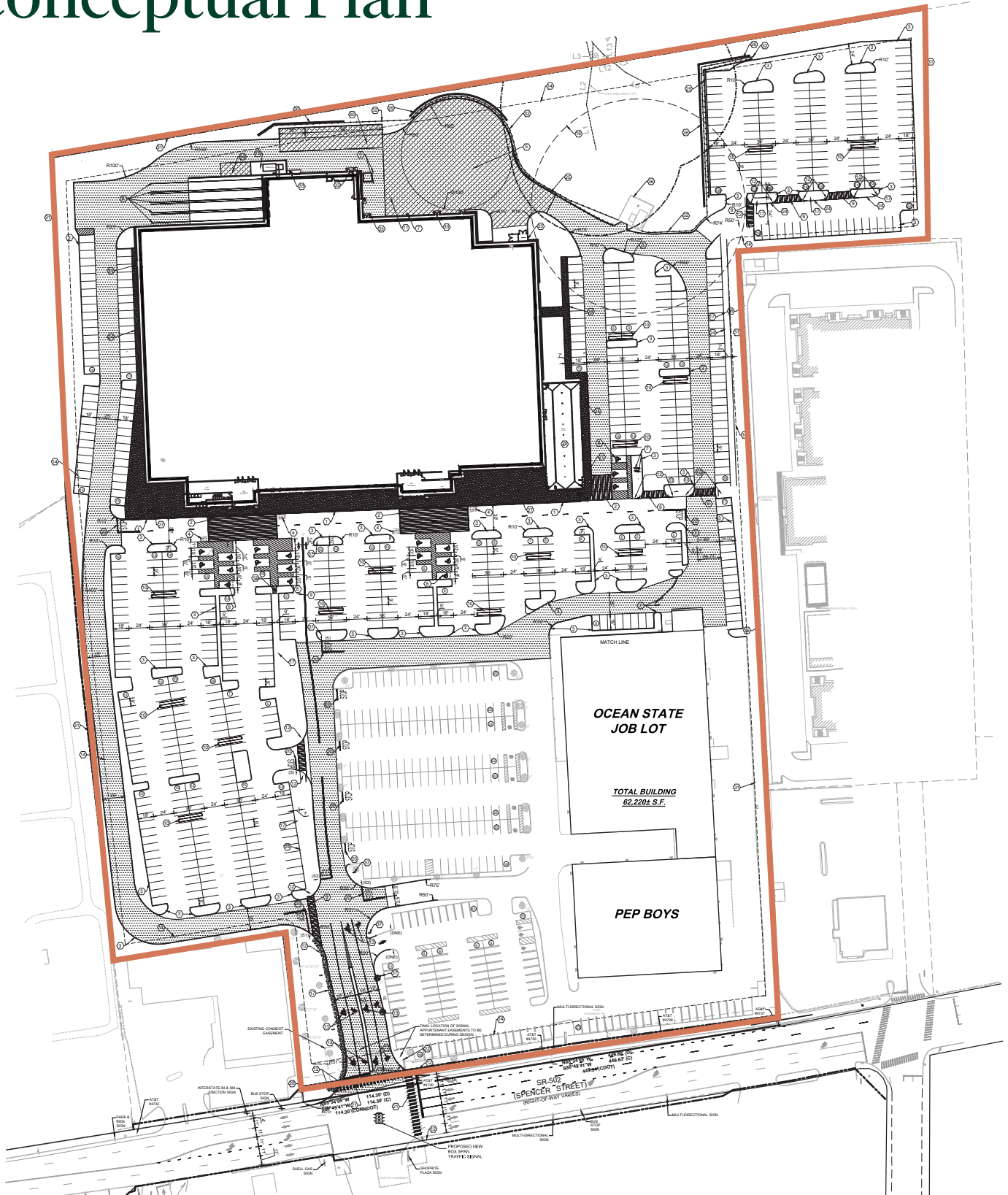
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# Conceptual Plan



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Available

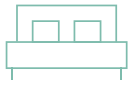
# Area Overview

The subject property is located on the western border of Manchester which is part of the Hartford MSA. The site's strategic location, at the I-84 and I-384 intersection, creates an excellent opportunity for a retail or office use.



### Businesses (5 Mi)

7,208



### Hotels (5 Mi)

- 20 Hotels
- 2,034 Rooms



### Employees (5 Mi)

97,517



### Major Employers

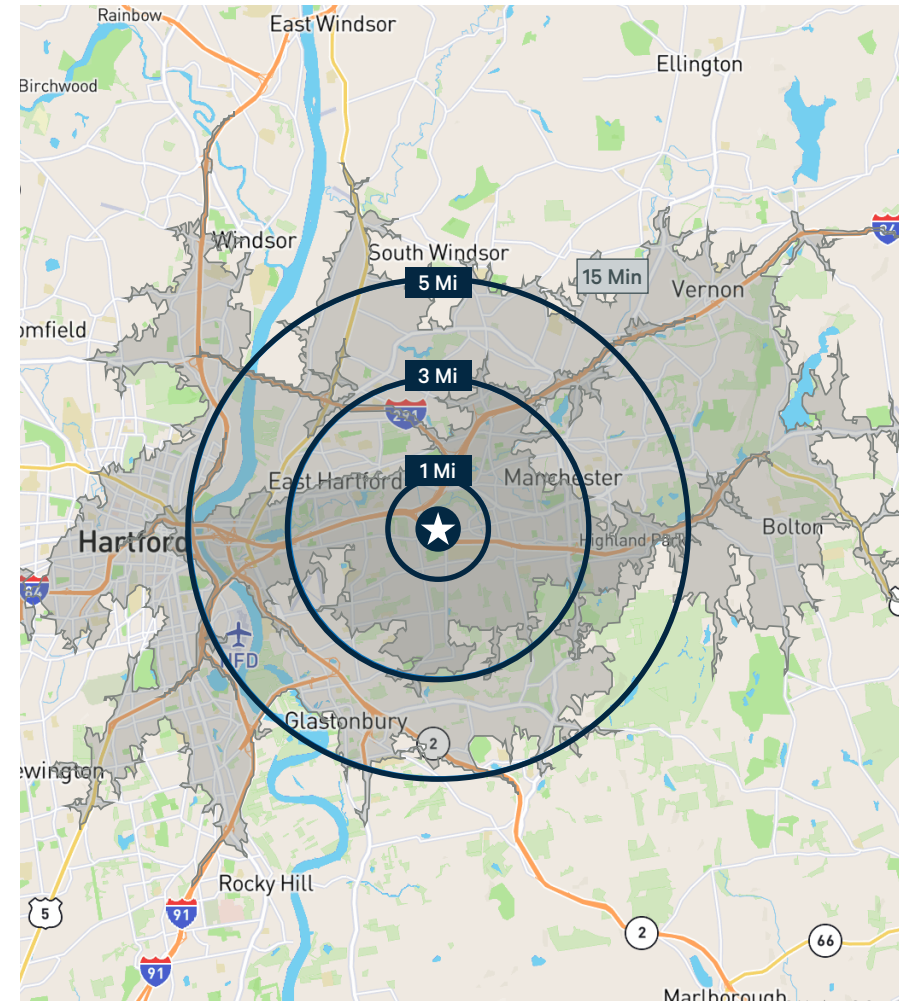
- City of Manchester
- Manchester Memorial Hospital
- Manchester Community College



### Traffic Generators

- Shoppes at Buckland Hills
- Promenade Shops at Evergreen Walk
- Manchester Memorial Hospital

2023 Estimates	Total Population	Daytime Population	Total Households	Median HH Income	Median Age
1 Mile	5,747	5,701	2,397	\$75,336	39.0
3 Miles	71,777	71,014	29,204	\$75,000	39.6
5 Miles	142,777	156,373	59,040	\$78,290	40.9
5 Minutes	14,428	13,325	6,003	\$75,769	42.2
10 Minutes	109,979	163,044	46,414	\$69,825	38.8
15 Minutes	344,917	400,735	142,611	\$65,887	39.0



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