



**BRENDON
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PARTNER

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**JUST UNDER
3 ACRES**



**APPROVED FOR 27
RESIDENTIAL CONDO
OR APARTMENT UNITS**



**ALL UTILITIES
AVAILABLE**

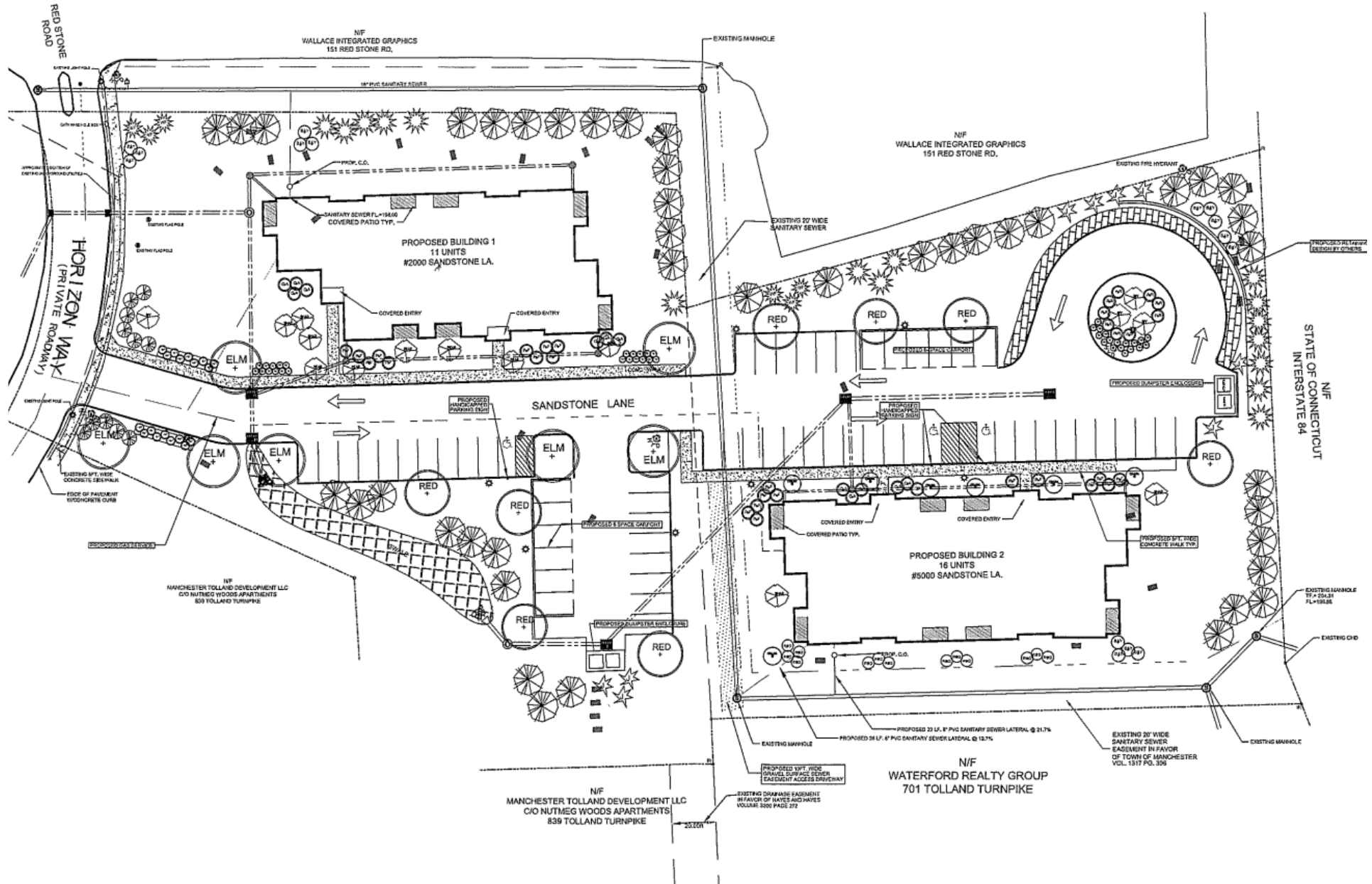


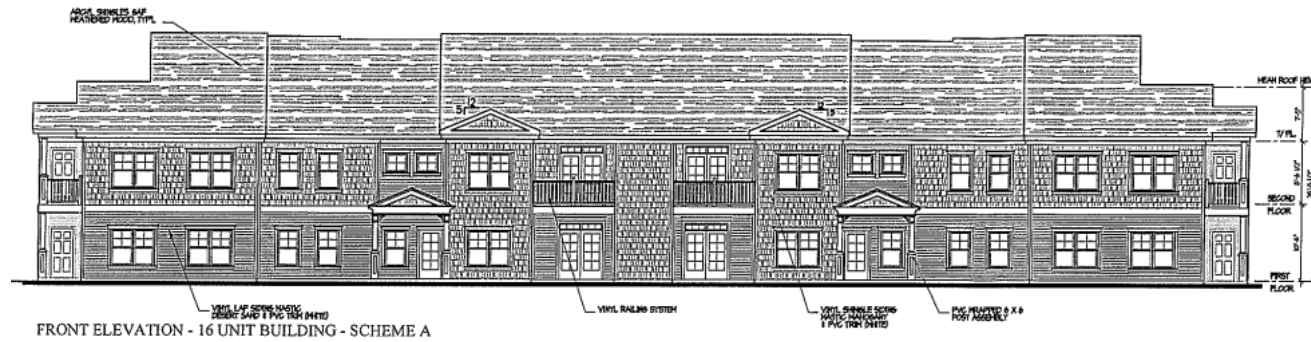
**GREAT LOCATION
W/ EASY ACCESS
TO AMENITIES**



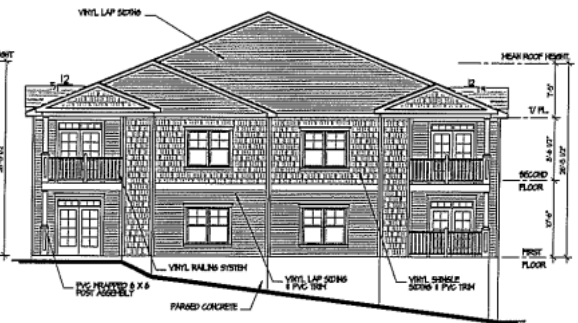
**NEARBY EXISTING MULTIFAMILY
DEVELOPMENT W/ STRONG
HISTORICAL OCCUPANCY**







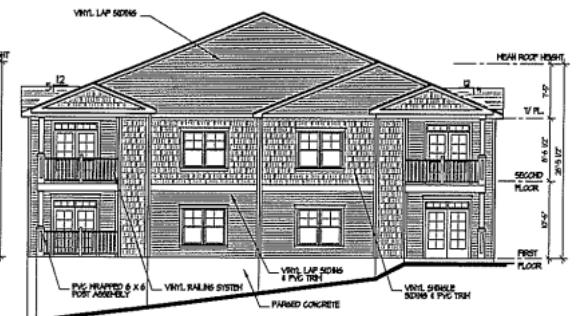
FRONT ELEVATION - 16 UNIT BUILDING - SCHEME A



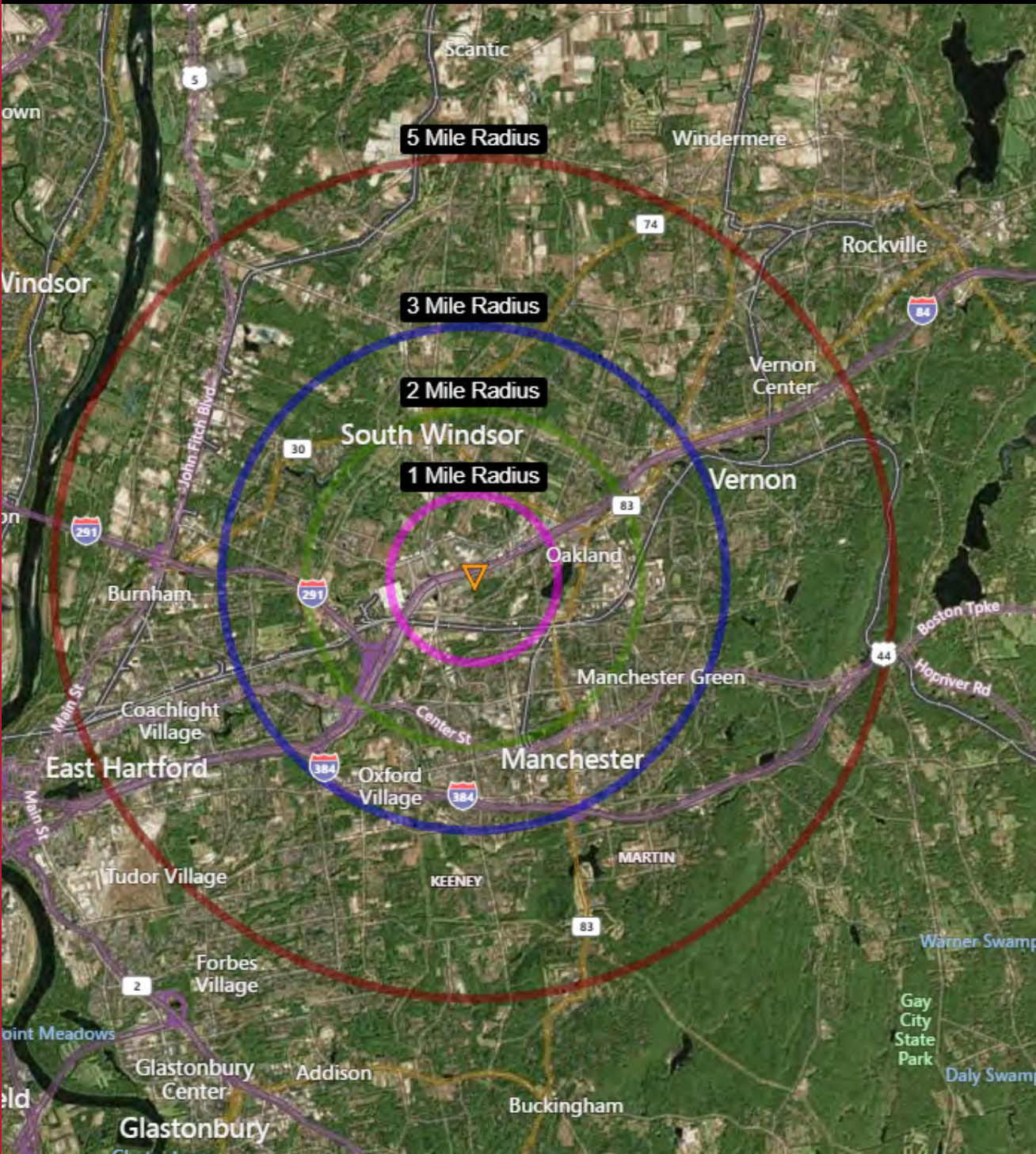
RIGHT ELEVATION - 16 UNIT BUILDING - SCHEME A



REAR ELEVATION - 16 UNIT BUILDING - SCHEME A



LEFT ELEVATION - 16 UNIT BUILDING - SCHEME A



	1-MILE	2-MILE	3-MILE	5-MILE
CY Residential Pop	6,986	29,770	69,698	133,329
CY Worker Pop	3,771	15,072	26,237	45,515
Total Pop: Res + Wrkr	10,757	44,842	95,935	178,844
Density: Res+ Wrkr Pop per SqMi	3,486	3,602	3,415	2,288
CY Trans/Seas/ Grp Pop	737	1,961	4,266	6,531
Avg Pop/HH	2	2	2	2
Per Capita Income	44,026	41,070	38,674	41,041
Median Age	35	39	39	41
Unemp Rate	2	2	4	4
% HH: Owner Occupied	38	49	54	61
% HH: Single Family	24	55	56	63
% White Collar	82	74	71	70
2024 Average HH Income	\$44,026	\$109,665	\$110,260	\$118,997



TRADER JOE'S Total Wine SPIRITS • BEER & MORE
Michaels PETSMART crumbl cookies Olive Garden
DOLLAR TREE ULTA BEAUTY TACO BELL Chick-fil-A Starbucks

THE SHOPPES AT
BUCKLAND HILLS

★ macy's JCPenney

VICTORIA'S SECRET HOT TOPIC FOREVER 21 Rainbow
H&M Foot Locker KAY JEWELERS Jockey SENECA ZALES THE DIAMOND STORE

JCPenney
LOGISTIC CENTER

49,000 VPD

Raymour & Flanigan®
FURNITURE
DISTRIBUTION CENTER

4,677 VPD

The Champlin Company

East Hartford
Golf Club

6,000 VPD

19,000 VPD

13,359 VPD

**169 REDSTONE RD
INDUSTRIAL LOT**

11,225 VPD