



# 1082 TOLLAND TURNPIKE MANCHESTER, CT



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**OFFERING  
MEMORANDUM**

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COMMERCIAL

# PROPERTY OVERVIEW

1082 TOLLAND TURNPIKE  
MANCHESTER, CT



With approximately 1.2 acres collectively, proximity to 1-84 and a major retail corridor with a mix of national anchors, the site is well-positioned for development. Its high visibility and strategic location with a huge regional draw of consumers, make it an ideal candidate for commercial uses.

County	HARTFORD
Price	\$1,500,000
Size	1.2 Acres
Parcels	1082 Tolland Turnpike 1076 Tolland Turnpike 15 Depot Street
Sewer Access	YES
Water Access	YES
Current Zoning	GENERAL BUSINESS ZONE

# THE SITE





# STRATEGIC INSIGHTS

## 1. Highly Affluent Catchment Areas

The 1-mile average household income of \$153k signals a strong, high-income neighborhood adjacent to the site—ideal for premium services or upscale retail.

## 2. Expansive Reach

Within 5 miles, the combined population of nearly 134k supports diverse commercial uses—from convenience and dining to healthcare or financial services.

## 3. Strong Daytime Foot Traffic

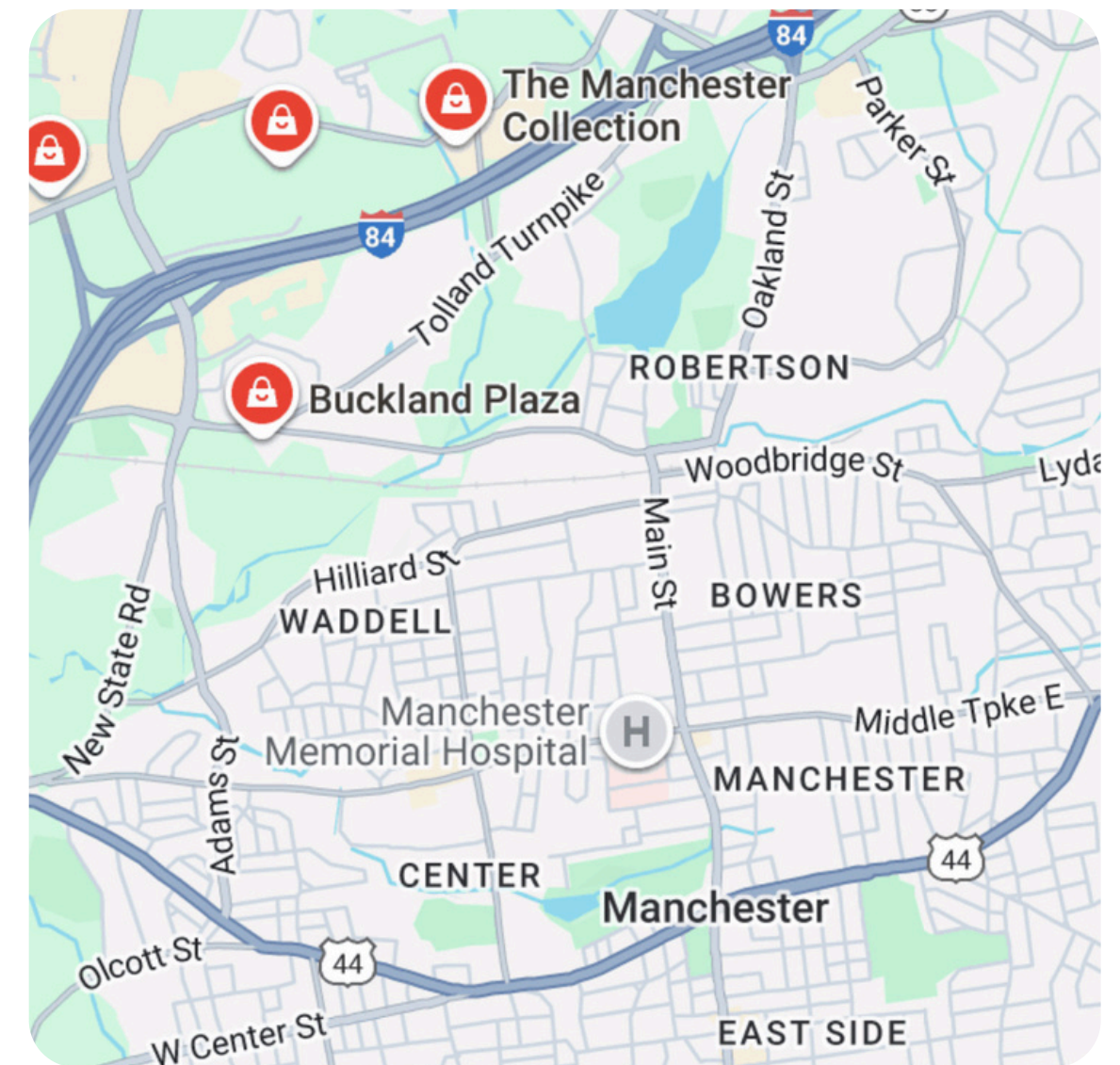
The daytime population (approx. 69k within 3 miles; 132k within 5 miles) underscores robust opportunity for daytime-focused businesses such as cafés, quick-serve restaurants, or service providers.

## 4. Exceptional Visibility & Access

High vehicle counts along Tolland Turnpike and Buckland Street (17.6k and 19.6k VPD, respectively) offer strong branding and drive-by exposure—key for retail, fast-casual dining, or service-oriented commercial tenants.

## 5. Contrast with Town Averages

The site's income metrics far exceed Manchester's median household income (~\$76.8k), elevating its appeal to higher-tier retail or services aiming at affluent consumers.



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# PERMITTED USES

24.01.01 Retail Uses to include shops where articles are made or repaired and sold at retail on the premises, convenience stores.

24.01.02 Personal Services and personal service shops. 24.01.03 Office Uses

24.01.04 Alcoholic liquor sales subject to the provisions of Article IV, Section 8, of these regulations.

24.01.05 Restaurants, drive-in restaurants, taverns, grills.<sup>3</sup> 24.01.06 Hotels and motels, with not less than 16 rentable sleeping accommodations.

24.01.07 Newspaper and job printing.

24.01.08 Radio and television broadcasting studio.

24.01.09 Clubs and fraternal organizations.

24.01.10 Funeral parlor.

24.01.11 Public utility building, municipal building and uses.

24.01.12 Municipal parking lot. 24.01.13 Billiard or poolroom, bowling alley, theaters, and other similar indoor games and indoor recreational activities.

24.01.14 Tennis and badminton court, skating rink, health and recreation club, and similar recreational activities.

24.01.15 4, 5 Family child care homes and group child care homes located in a residence.

*1 New: Adopted 06/05/00, effective 06/24/00 2 Rev. 09/19/2016; effective 10/07/2016 3 Rev. 10/03/22, effective 10/24/22 Art. II, Sec. 24 Art. II Sec. 24 pg. 2*

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(a) Wireless telecommunication antennas located on nonresidential buildings and camouflaged from view from all surrounding streets and driveways used by the general public together with associated equipment located within or on the roof of the principal or accessory buildings.

(b) Wireless telecommunications sites where the antenna is mounted to existing towers, utility poles, water towers, light standards, bridges or other structures not classified as buildings.

(c) All facilities described in (a) and (b) above shall be in accordance with the requirements of Article IV, Section 19.

24.01.17 Brewpub/restaurant

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