

A smiling woman with dark hair, wearing a dark blue t-shirt and a dark blue apron, stands with her arms crossed, holding a brown paper bag. The background is a warm, blurred interior setting.

**GOMAN+YORK**

## **Land Lease / Build to Suit**

**24 Maple Street (Route 3 @ Putnam Memorial Bridge)  
Wethersfield CT 06109**

# Land Lease / Build to Suit

**+ FULLY APPROVED**

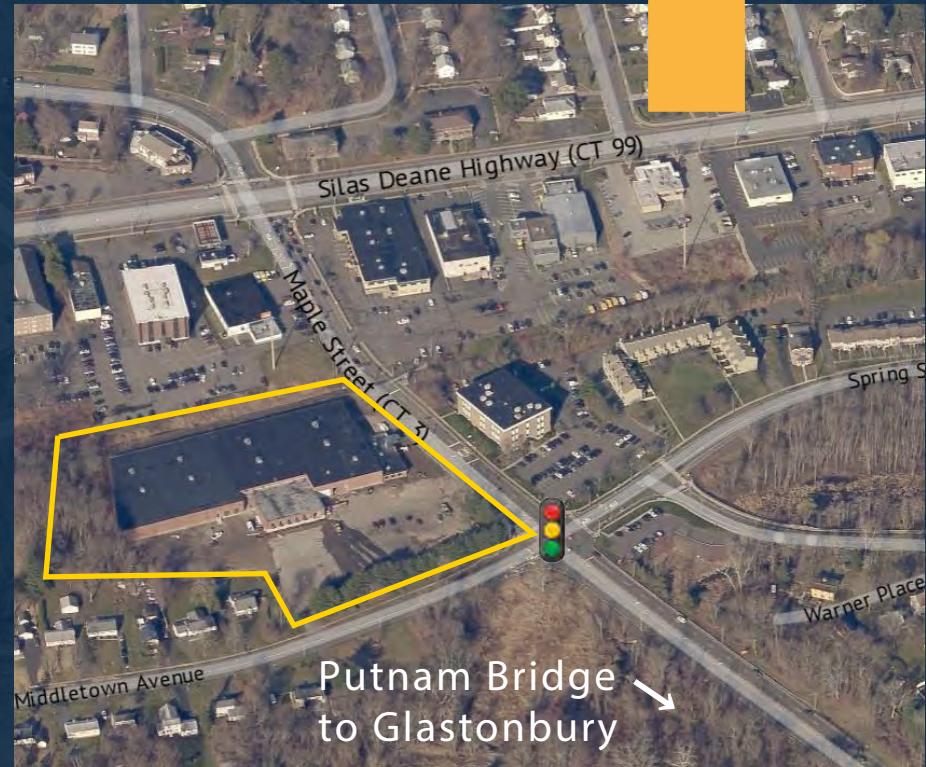
**+ ONE-STORY RETAIL/MEDICAL**

**+ FULL SIGNALIZED ACCESS**

**+ 20,114 AVG DAILY TRAFFIC**

**+ 6,500 FT<sup>2</sup> RESTAURANT PERMIT**

**+ 5/1,000 FT<sup>2</sup> PARKING RATIO**





FOOD & DRINK



RENDERING



Silas Deane Hwy – the Place to be

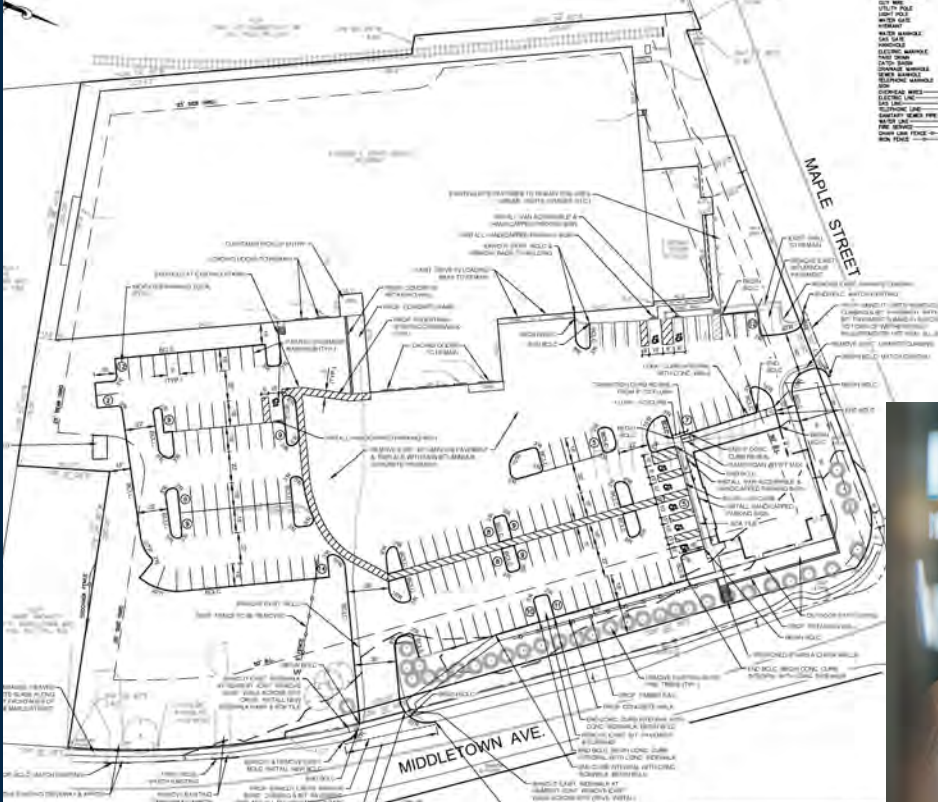


WORKSPACE

GOMAN+YORK



Site Plan



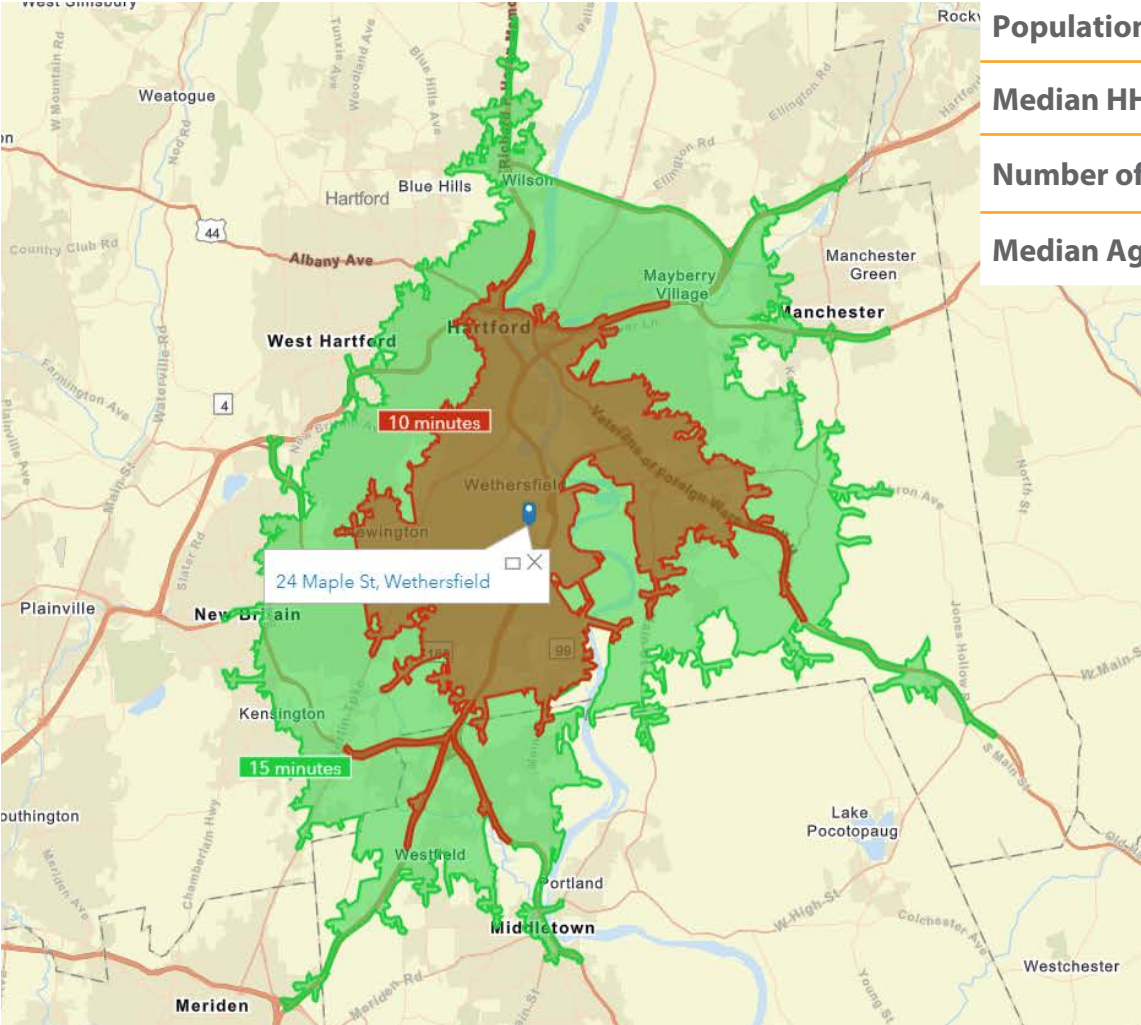
RENDERING



ENJOY



# Demographics



| Drive Time Trade Area | 10 Min.  | 15 Min.  |
|-----------------------|----------|----------|
| Population            | 112,997  | 355,320  |
| Median HH Income      | \$67,592 | \$57,062 |
| Number of Households  | 46,418   | 140,466  |
| Median Age            | 41.8     | 38.3     |

Draws from  
**LOCAL AREA & AFFLUENT**  
central Connecticut suburbs

Situated near **MAJOR CONNECTOR ROUTES**  
Interstate 91, State Routes 3 & 99

Average Daily Traffic Counts  
**20,144**

**NEARBY RETAILERS**  
City Fish Market, Burger King, Bed Bath & Beyond, Ulta Beauty, TJ Maxx, Marshalls, Panera Bread, Alpine Haus and many more.

## Contact

### CORPORATE OFFICE:

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