

FOR SALE | 15 River Rd, Willington CT



OFFERING SUMMARY

Sale Price:	\$1,450,000
Building Size:	6,019 SF
Available SF:	
Lot Size:	265,407 SF
Number of Units:	4
Price / SF:	\$240.90
Year Built:	1969
Zoning:	DC

PROPERTY OVERVIEW

Discover an exceptional investment opportunity in the heart of Willington, CT, along the bustling Route 32 corridor! This 6,019 SF multi-tenant retail property is strategically positioned to capitalize on the dynamic growth of the area, with unparalleled proximity to the University of Connecticut (UConn) main campus and high-traffic highway access points.

Currently composed of four versatile units, this property is perfectly suited for retail ventures or businesses catering to the local and collegiate communities. Its DC (District Commercial) zoning unlocks a broad spectrum of possibilities, offering a canvas for investors to reimagine and maximize its potential. Whether you're looking to attract national retailers, create a vibrant community hub, or expand your portfolio, this property provides the foundation for success.

Key Features:

- **Location, Location, Location:** Situated on the busy Route 32, this property enjoys exceptional visibility and accessibility, making it a prime retail destination.
- **Growing Market Potential:** Positioned in a rapidly developing area with an influx of students, residents, and businesses drawn to the proximity of UConn's main campus.
- **Value-Add Opportunity:** Ideal for investors seeking to enhance property performance through strategic updates, re-tenanting, or repositioning.
- **Flexible Space:** Multi-unit configuration allows for a diverse tenant mix, driving consistent income and long-term growth.

Howie Coro

860.508.2374

howie.coro@expcommercial.com

exp[®]
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 15 River Rd, Willington CT



Howie Coro

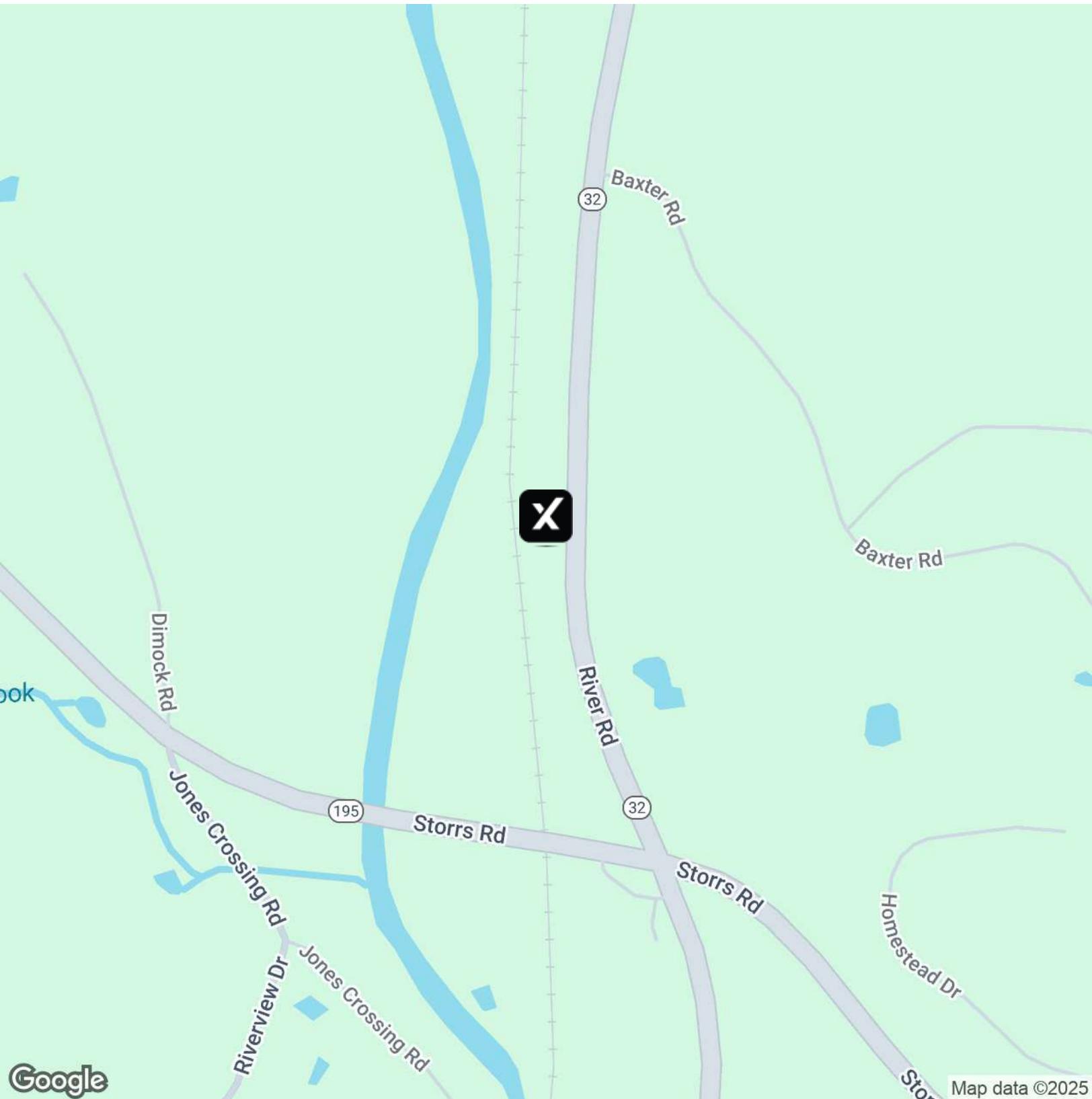
860.508.2374

howie.coro@expcommercial.com

exp[®]
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 15 River Rd, Willington CT



Howie Coro

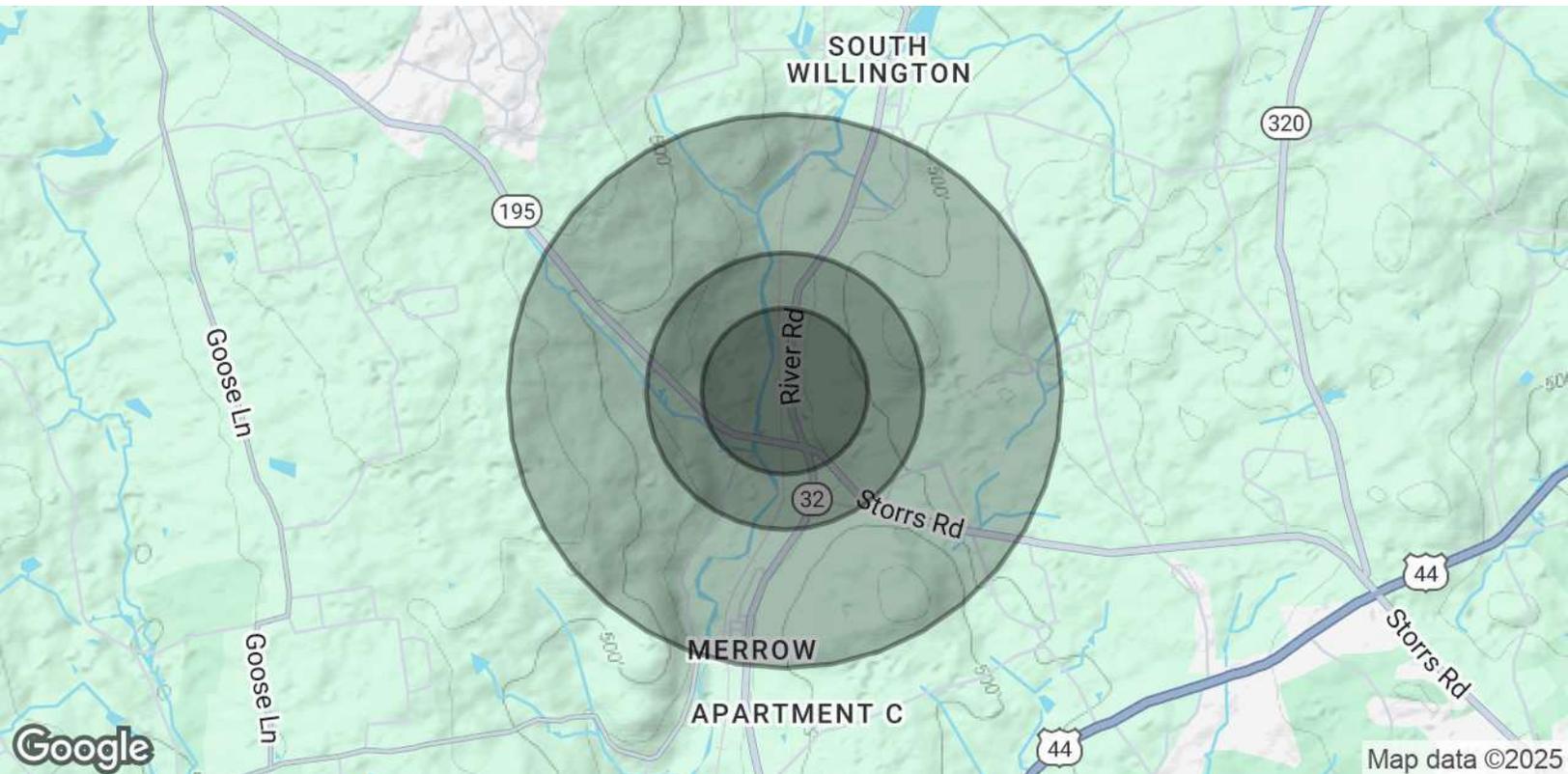
860.508.2374

howie.coro@expcommercial.com

exp[®]
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 15 River Rd, Willington CT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	73	246	1,205
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	34	109	527
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$100,779	\$97,203	\$100,201
Average House Value	\$342,752	\$335,242	\$338,542

Demographics data derived from AlphaMap

Howie Coro

860.508.2374

howie.coro@expcommercial.com

exp[®]
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.