



# 35 Northridge Drive

35 Northridge Drive, Windham, Connecticut 06256

## Property Features

- Great Access and Visibility
- Largest Retail Center in Windham - Mansfield Area
- Located on Busy Route 6 Between Willimantic and Putnam
- Commercial Power Center with Super Walmart, Home Depot and Ruby Tuesdays
- Retail Power Center Setting and Site Layout
- Possible Mixed Use Development Potential; C4 Zoned



Demographics	1 Mile	3 Miles	5 Miles
Total Population:	10,737	30,918	44,222
Total Households:	3,550	10,643	15,936
Traffic Count:	21,200		

For more information:

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For Sale

# Land



## Property Summary

Sale Price:	\$1,500,000
Lot Size:	38.97 Acres
APN #:	1475, 1476 & 1477
Zoning:	C-4
Market:	Windham County
Sub Market:	Willimantic-Mansfield
Cross Streets:	Boston Post Road - CT Route 6
Traffic Count:	21,200

## Property Overview

Fantastic site with many potential uses; adjacent to Home Depot, Walmart and Ruby Tuesdays. 38.97 acres of commercial land zoned C4.

## Location Overview

Well located in the heart of Windham, this property sets in a town of over 25,000 residents. Neighboring Willimantic is home to Eastern Connecticut State University, which enrolls over 5,000 students. Historically, the villages that make up Windham have been very prosperous in industrial and commercial success. Today, Windham/Willimantic is in the midst of a renaissance. The Windhams, particularly, North Windham is finding a surge in development, while at the same time, the city within the Town, Willimantic, is evolving daily.

## Amenities

- Regional Airport located across the street. Eastern Connecticut State University located nearby and University of Connecticut is only 15 minutes away. Willimantic Golf Club



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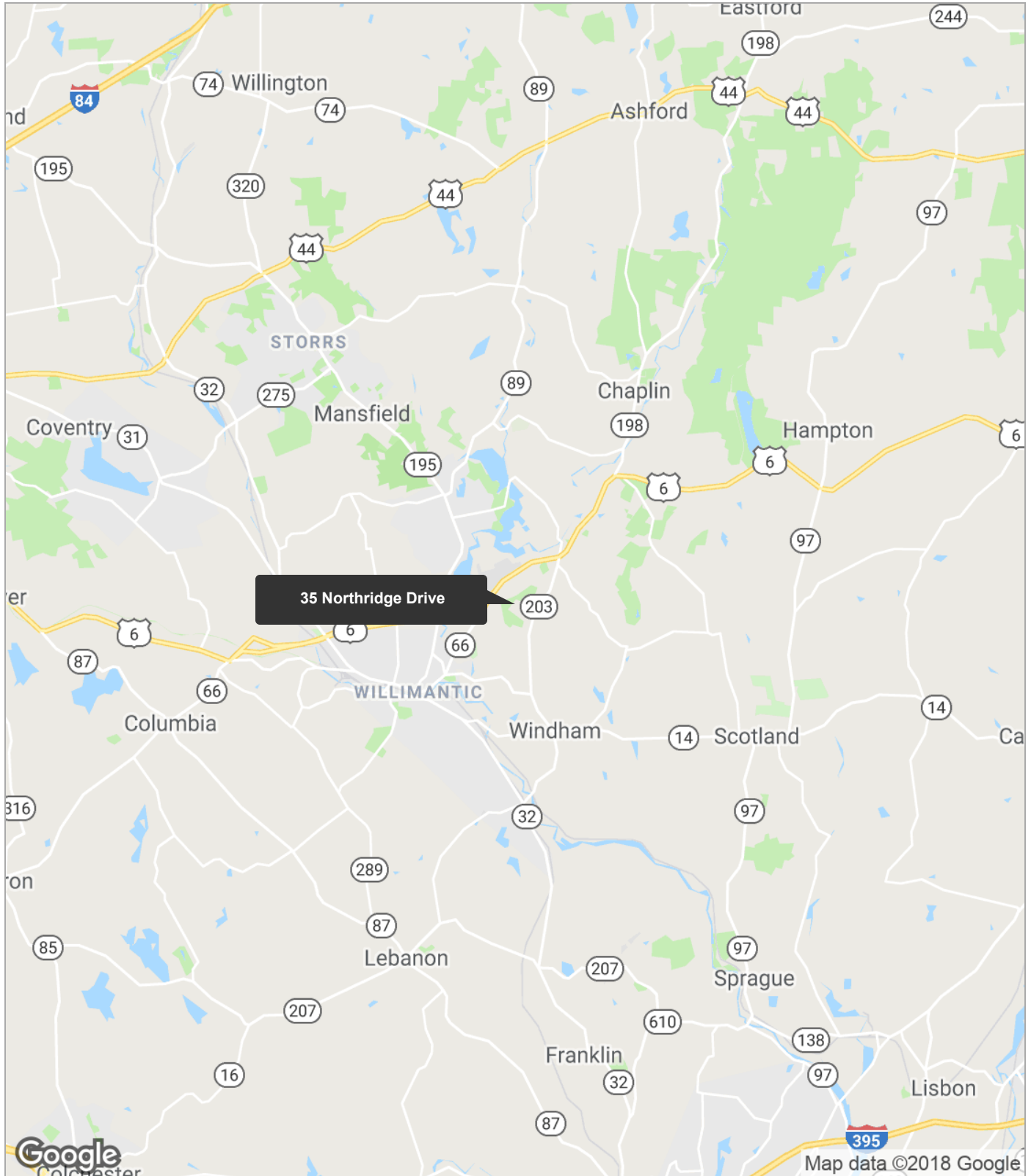
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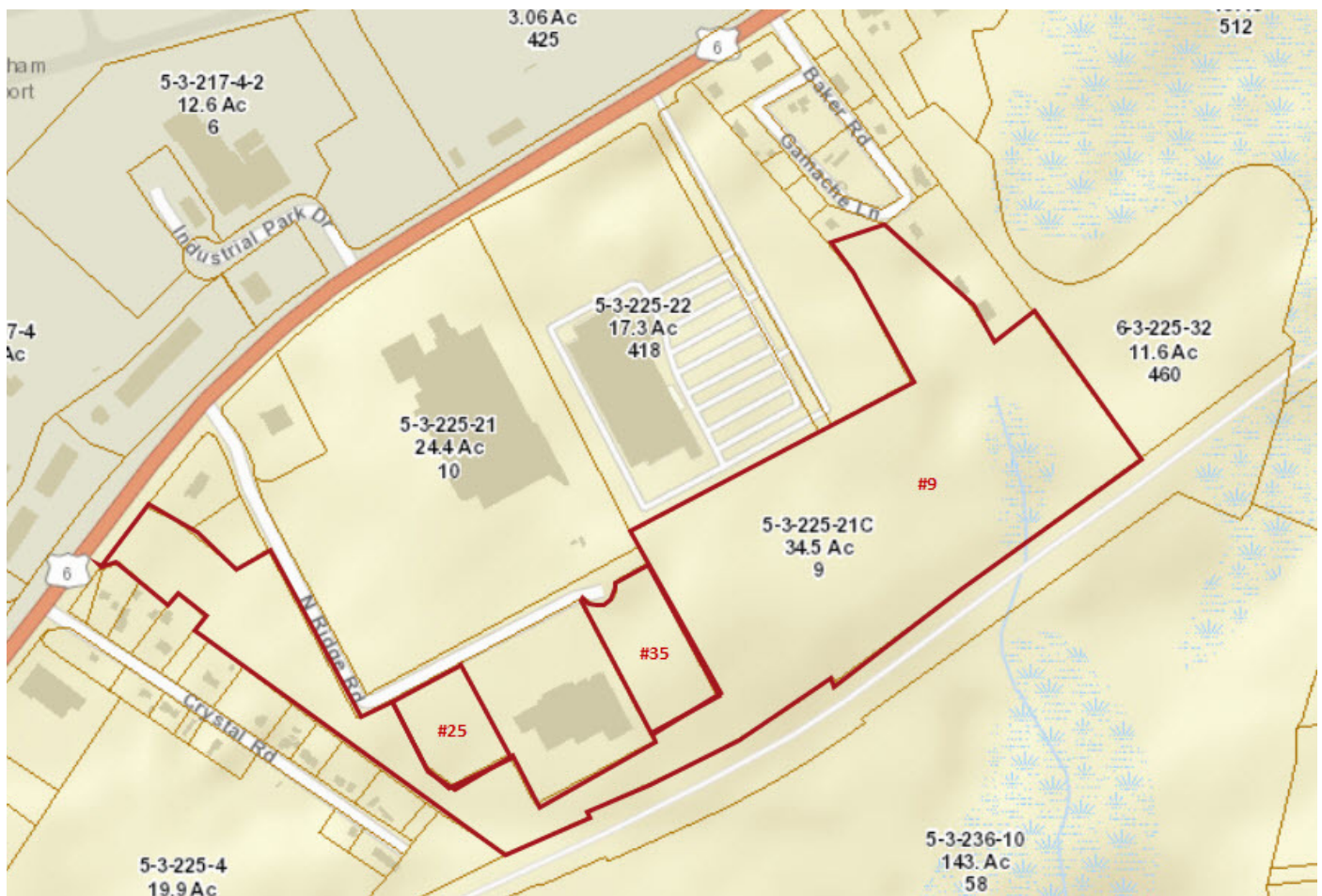
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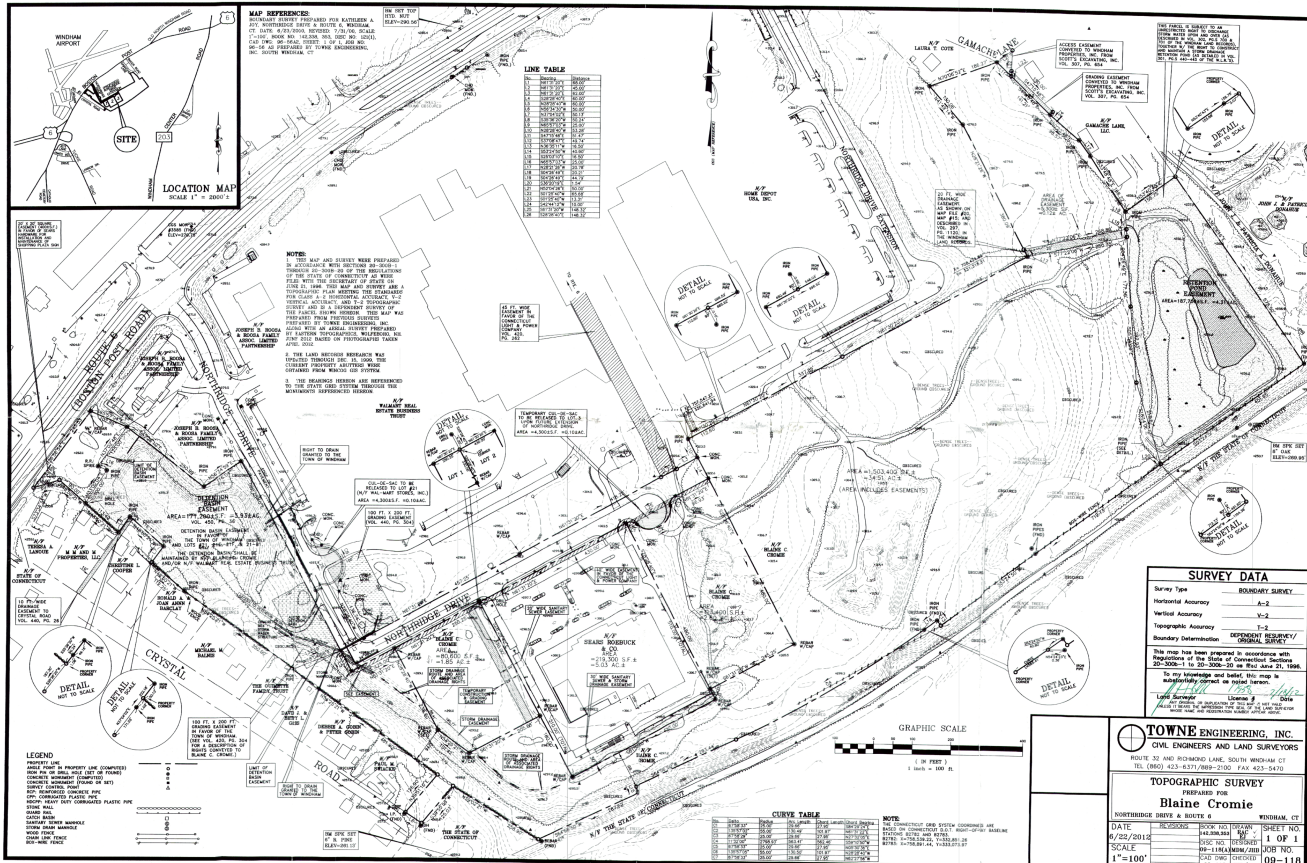
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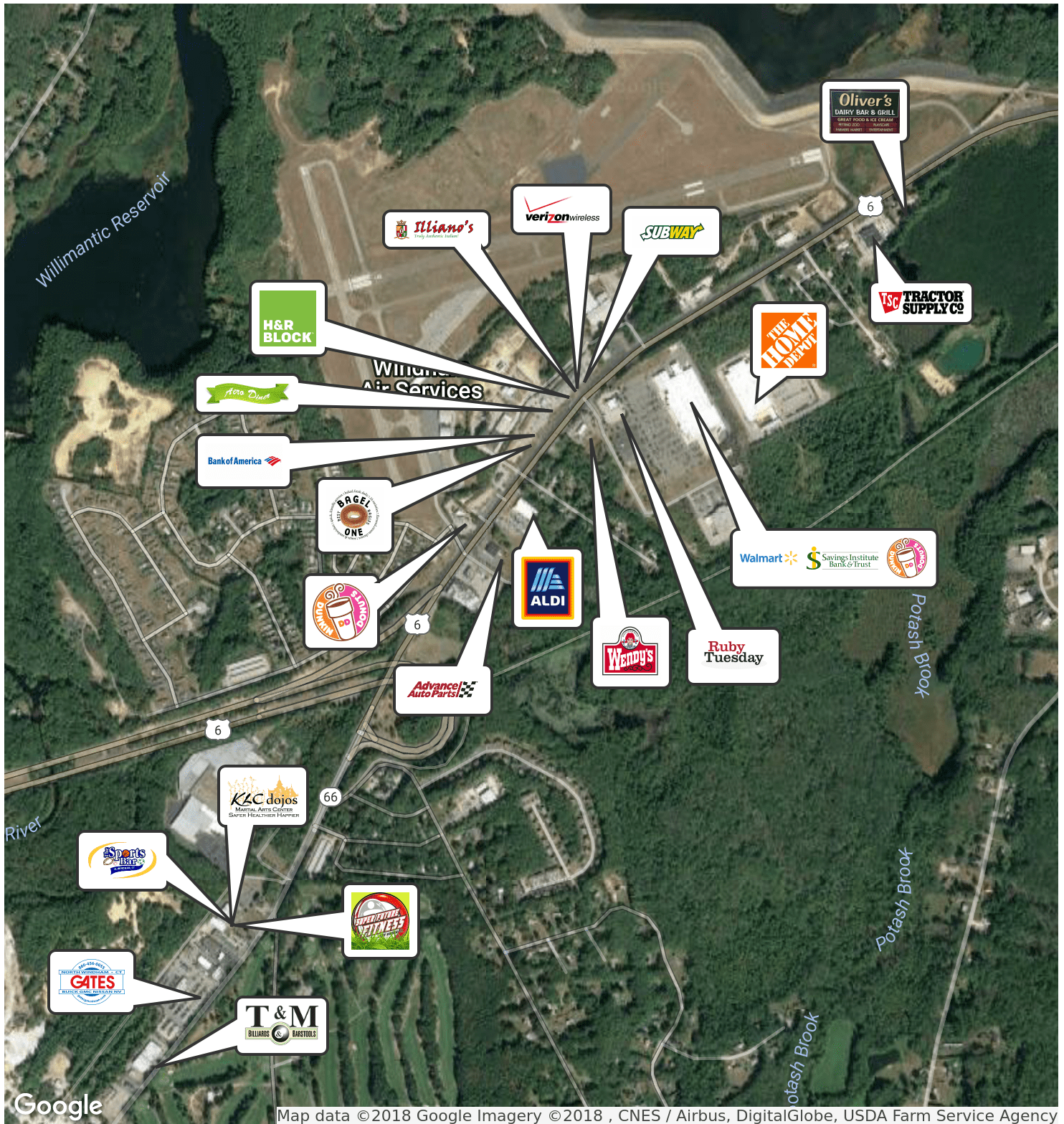
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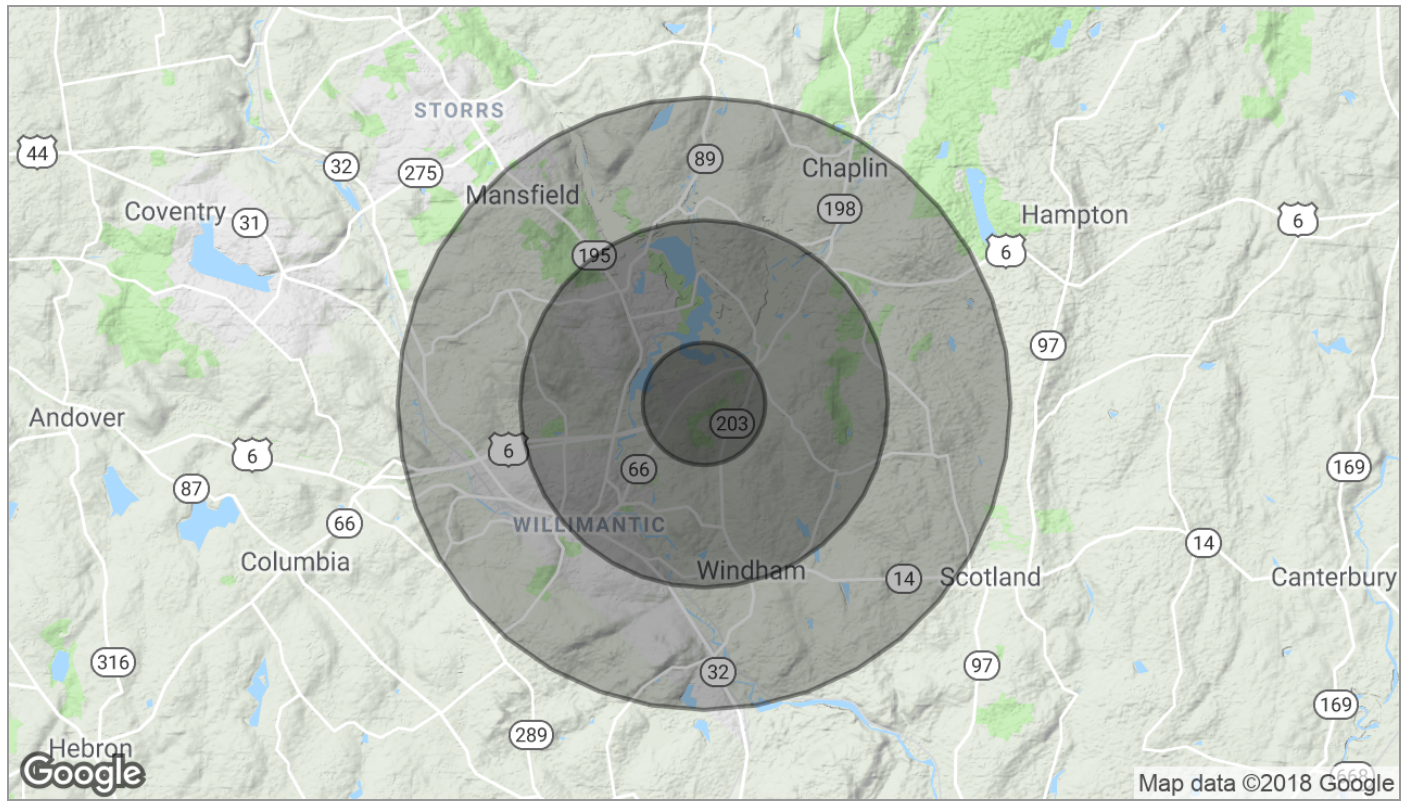
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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	10,737	30,918	44,222
MEDIAN AGE	28.1	30.0	33.1
MEDIAN AGE (MALE)	28.1	30.1	33.2
MEDIAN AGE (FEMALE)	28.0	29.8	32.9
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,550	10,643	15,936
# OF PERSONS PER HH	3.0	2.9	2.8
AVERAGE HH INCOME	\$52,375	\$58,626	\$66,351
AVERAGE HOUSE VALUE	\$222,721	\$222,938	\$238,705
Race	1 Mile	3 Miles	5 Miles
% WHITE	74.1%	74.5%	78.4%
% BLACK	4.9%	4.3%	3.2%
% ASIAN	2.5%	2.4%	2.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.5%	0.5%	0.4%
% OTHER	14.7%	14.4%	11.4%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	32.0%	30.5%	23.9%

\* Demographic data derived from 2010 US Census