

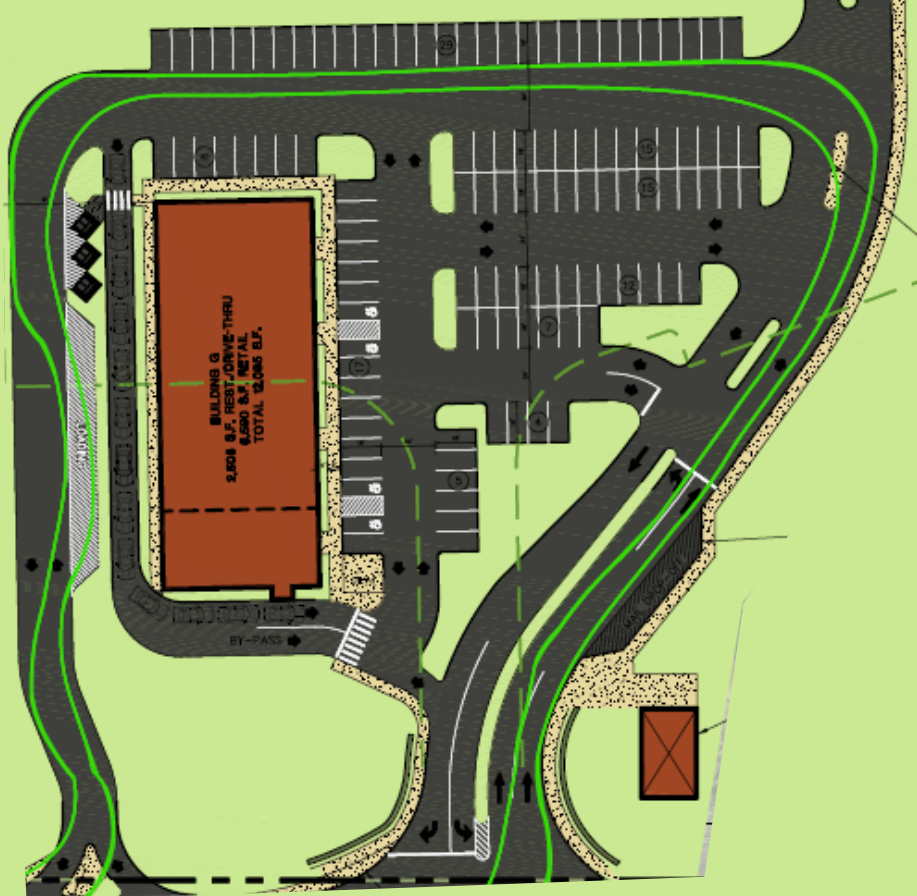
Sale Price
\$2,000,000

Lease Rate
\$150,000
per year net

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133 Bridge Street East Windsor, CT 06088

Prime Retail Development Opportunity

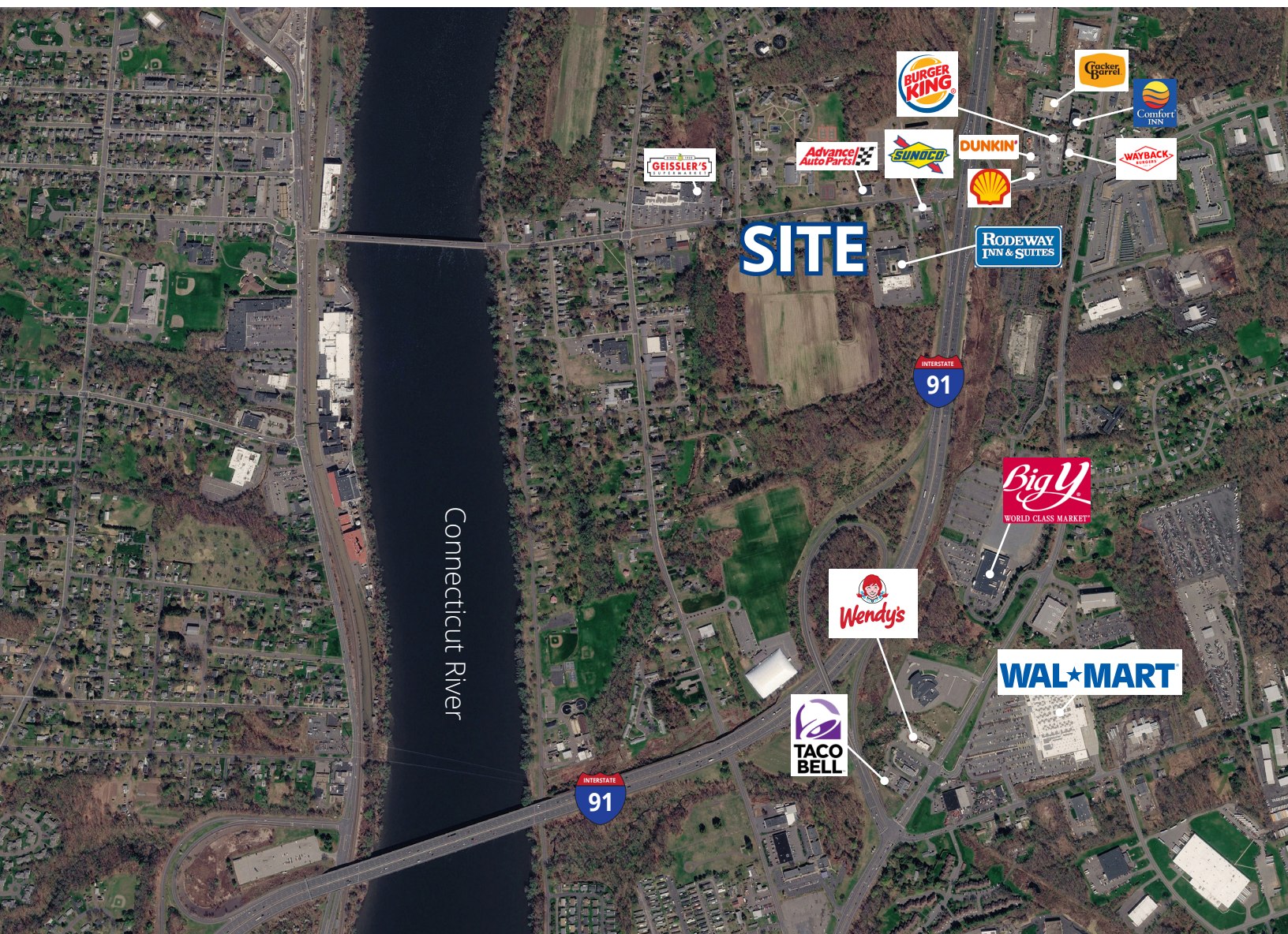
A compelling opportunity for businesses and developers seeking a free-standing retail/commercial location with drive-thru potential and up to ±11,000 SF of approved development. The property offers flexibility for a variety of commercial concepts.

Features

- Up to ±11,000 SF free-standing building
- Drive-thru permitted
- Excellent opportunity for retail, food service or other retail/commercial uses
- Strong demographics and established surrounding commercial activity
- Ideal for an owner-user, investor, or national/regional tenant

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133 Bridge Street, East Windsor, CT



Demographics

	Pop.	HH	Avg HH \$
1 Mile	2,695	1,319	\$87,220
3 Miles	26,571	11,665	\$105,874
5 Miles	64,889	26,675	\$112,855

Traffic Counts

Bridge St & Hartfield Blvd	13,116 vpd
Bridge St & I-91 E	17,806 vpd
I-91 & Bridge St N	96,396 vpd



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