



**National Commercial Brokers, Inc.**  
Retail & Restaurant Real Estate Advisors

## FORMER 1,580 SF BERKSHIRE BANK FOR SALE 159 MERROW RD. TOLLAND, CT



### ABOUT THE SPACE



### High Profile Site


Fronting Merrow Rd. (Rt-195) (91,822 ADT) at the intersection of I-84. at the main entrance to Fieldstone Commons Shopping Center, a 100K SF Big Y grocery anchored shopping center.

### Highly Accessible Location

Located at lighted intersection on Merrow Rd. which provides direct access to I-84 (0.1 miles)  
Subject site has a individual parking lot.

### CONTACT US

 [nationalcommercial.com](http://nationalcommercial.com)

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 (617) 618-0438



# 159 Merrow Rd. Tolland, CT


## ABOUT THE SPACE

- **Site Area:** 6.11 acres
- **Available:** 1,580 SF with drive-thru
- **Number of Buildings:** 1 stories
- **Construction Type:** Wood frame
- **Year Built:** 2014
- **Parking Type:** Surface
- **Foundation:** Poured concrete
- **Structural Frame:** Wood exterior
- **Walls:** Composite shingle
- **Roof:** Asphalt shingle
- **HVAC Central Sprinklers:** None
- **Water:** Municipal sewer
- **Municipal Electricity:** Eversource
- **Natural Gas:** Yankee Gas
- **Zoning:** (GDD) Gateway Design District
- **Taxes:** Approximately \$24,000



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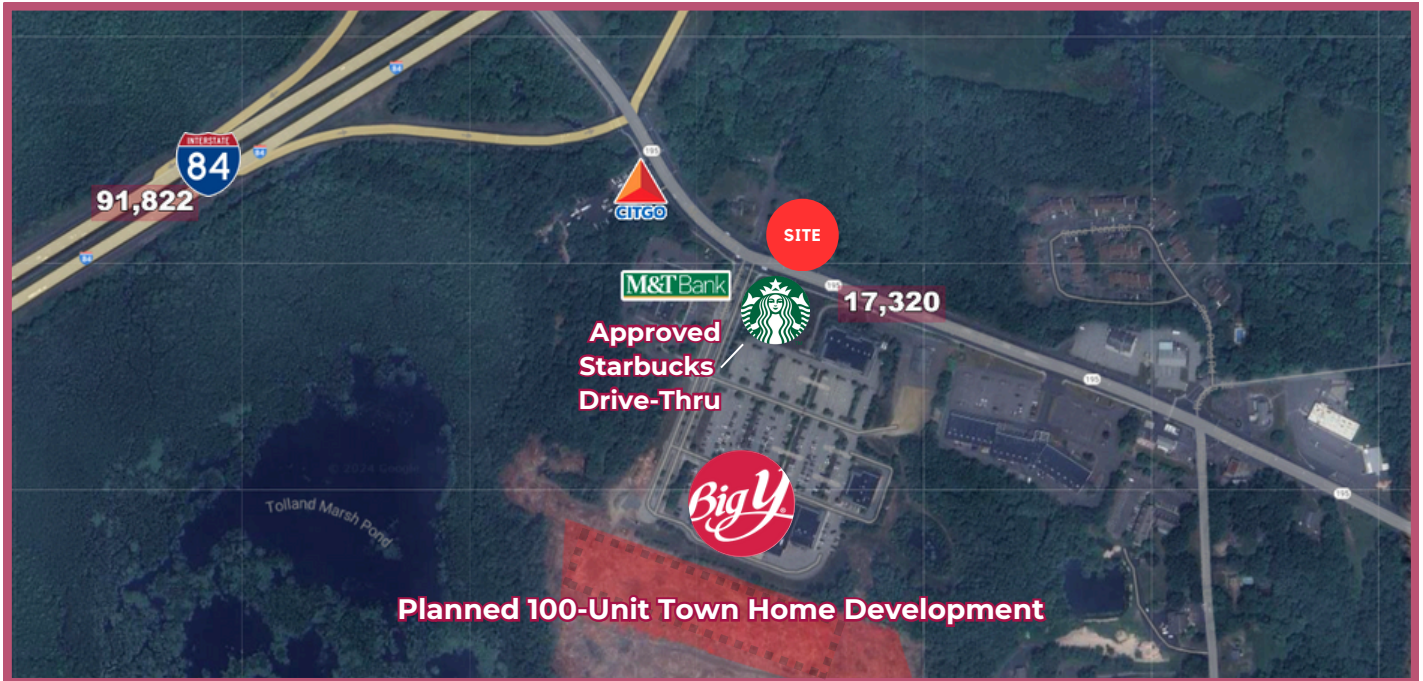
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## DEMOGRAPHICS

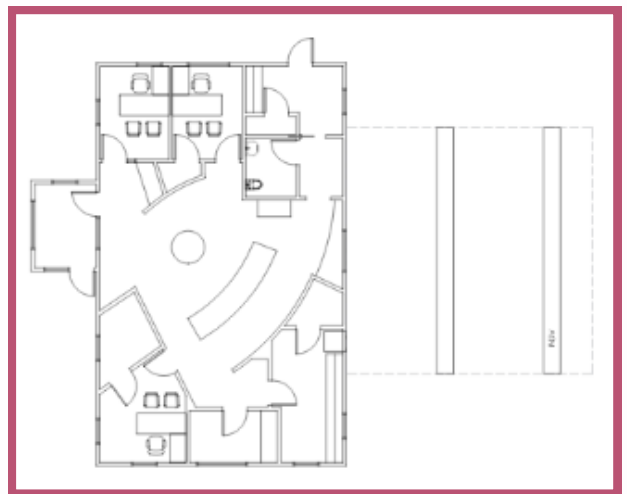
## PARKING

## TRAFFIC COUNT

20+ Surface Spaces

17,320 ADT

RADIUS	POP	DAY POP	MHHI
1 mi	778	1,322	\$134,179
3 mi	11,416	3,354	\$126,984
5 mi	31,894	10,511	\$106,262
7 mi	80,775	25,220	\$101,623



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