

FOR SALE

1257 Buckley Hwy, Union, CT 06076

Union, CT

PRICE \$1,500,000



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KAZANTZIS
REAL ESTATE, LLC

PROPERTY SUMMARY

| UNION, CT



Property Summary

Price:	\$1,500,000
Building SF:	7,360
Rentable SF:	7,360
Available SF:	0
Lot Size:	7.10 Acres
Frontage:	1000+
Year Built:	1950
Zoning:	RT

Property Overview

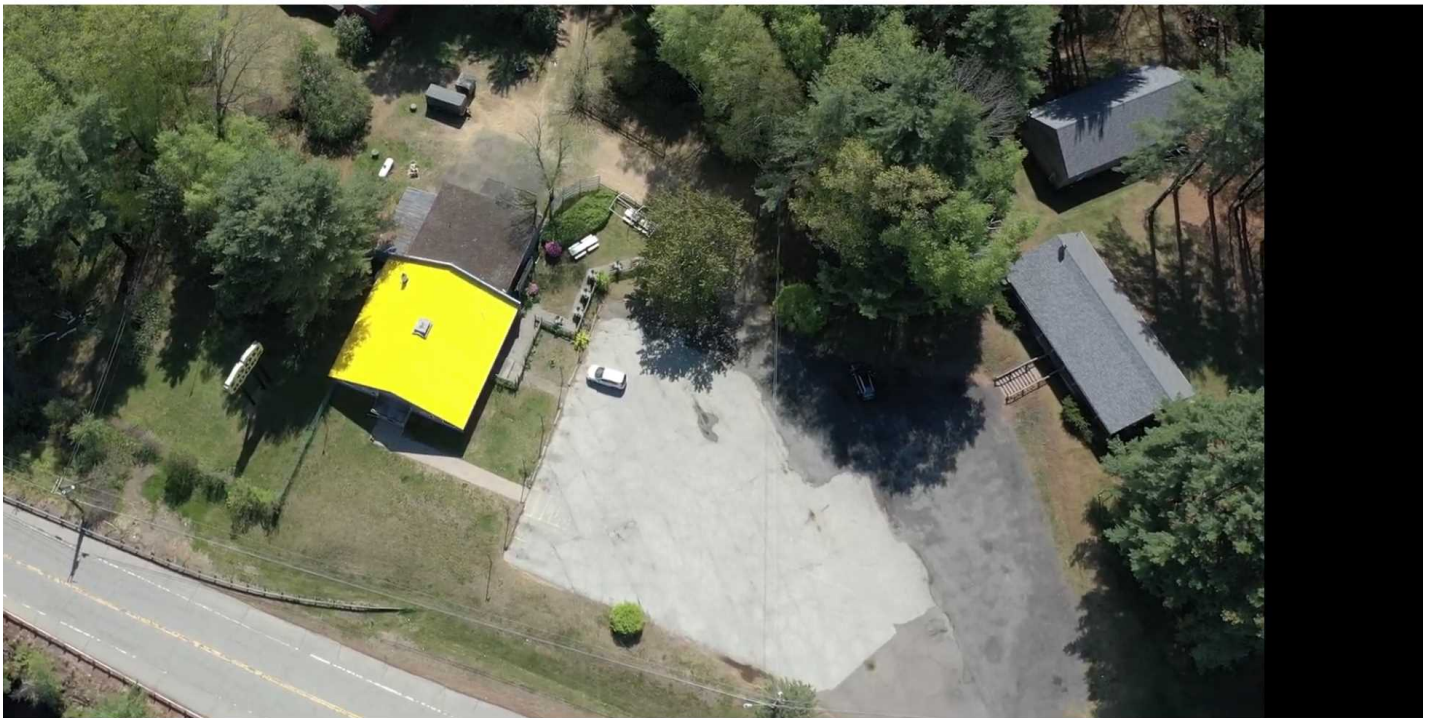
257 Buckley Highway in Union, CT presents a prime commercial opportunity featuring the well-established Travelers Restaurant, an 1,800 sq ft garage, and a 1,680 sq ft retail space—offering multiple income streams. Ideally located just off I-84 and minutes from I-384, the property benefits from strong visibility and highway access. This high-traffic location is ideal for restaurant operators, retail users, or investors seeking a versatile asset with expansion potential.

Location Overview

Strategically located along Route 171 and just off I-84, 1257 Buckley Highway offers excellent regional access with close proximity to the I-384 connector, making it a key stop for both local traffic and interstate travelers. Situated near the Massachusetts border, the property draws from multiple surrounding markets and benefits from consistent highway exposure. This central location is ideal for businesses looking to serve Eastern Connecticut, Central Massachusetts, and beyond.

PROPERTY PHOTOS

UNION, CT 06076

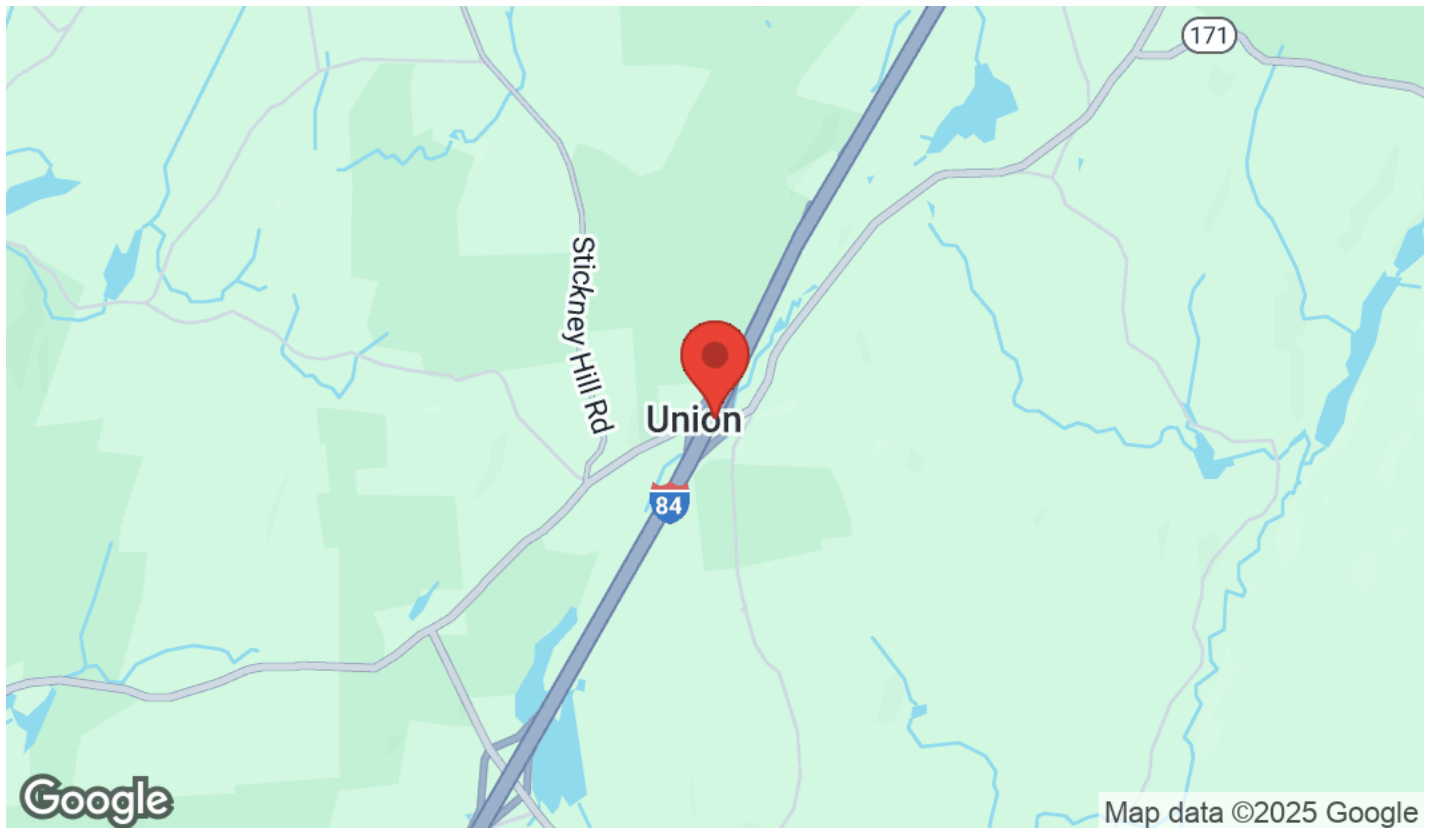
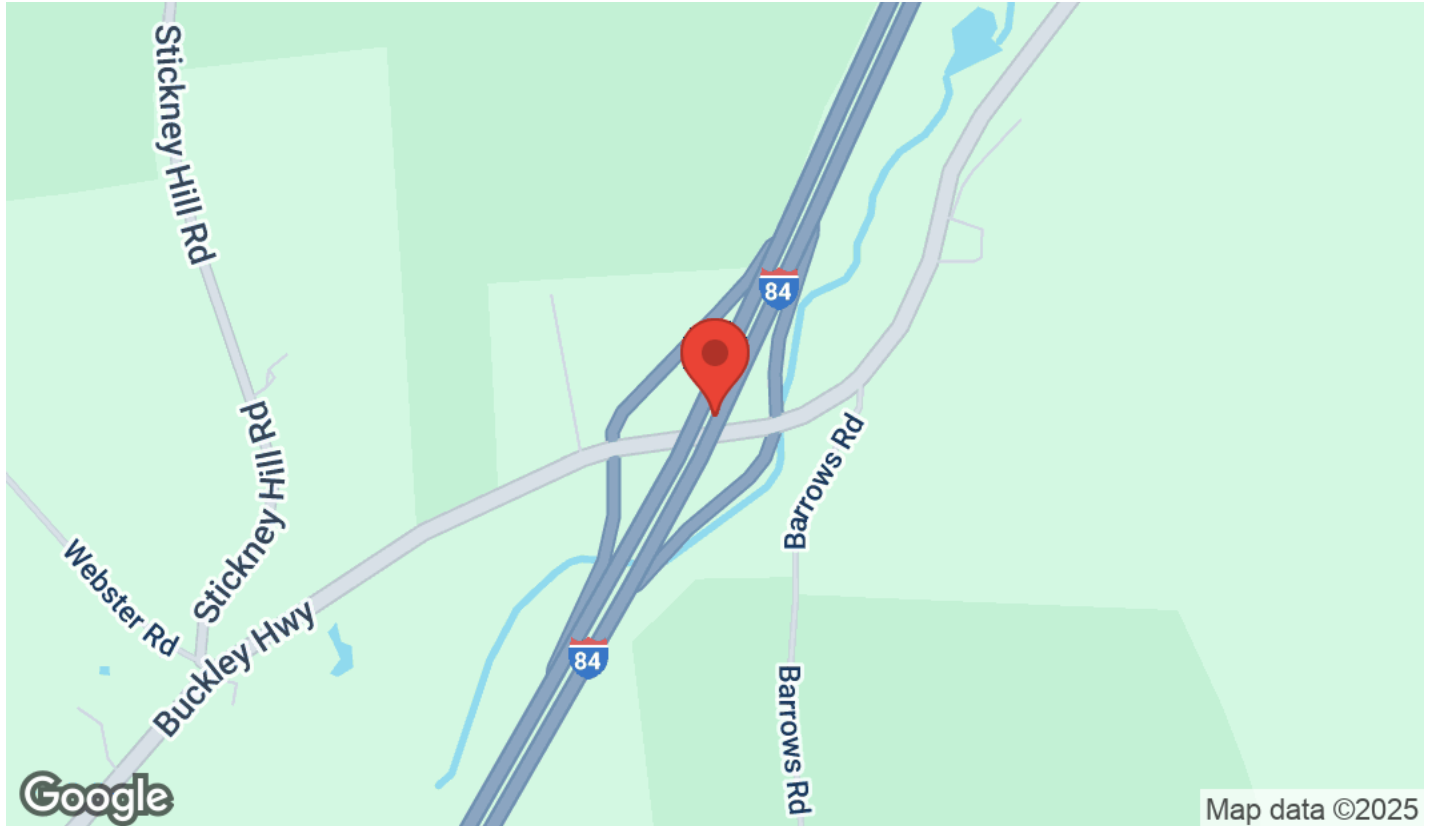


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LOCATION MAPS

UNION, CT 06076

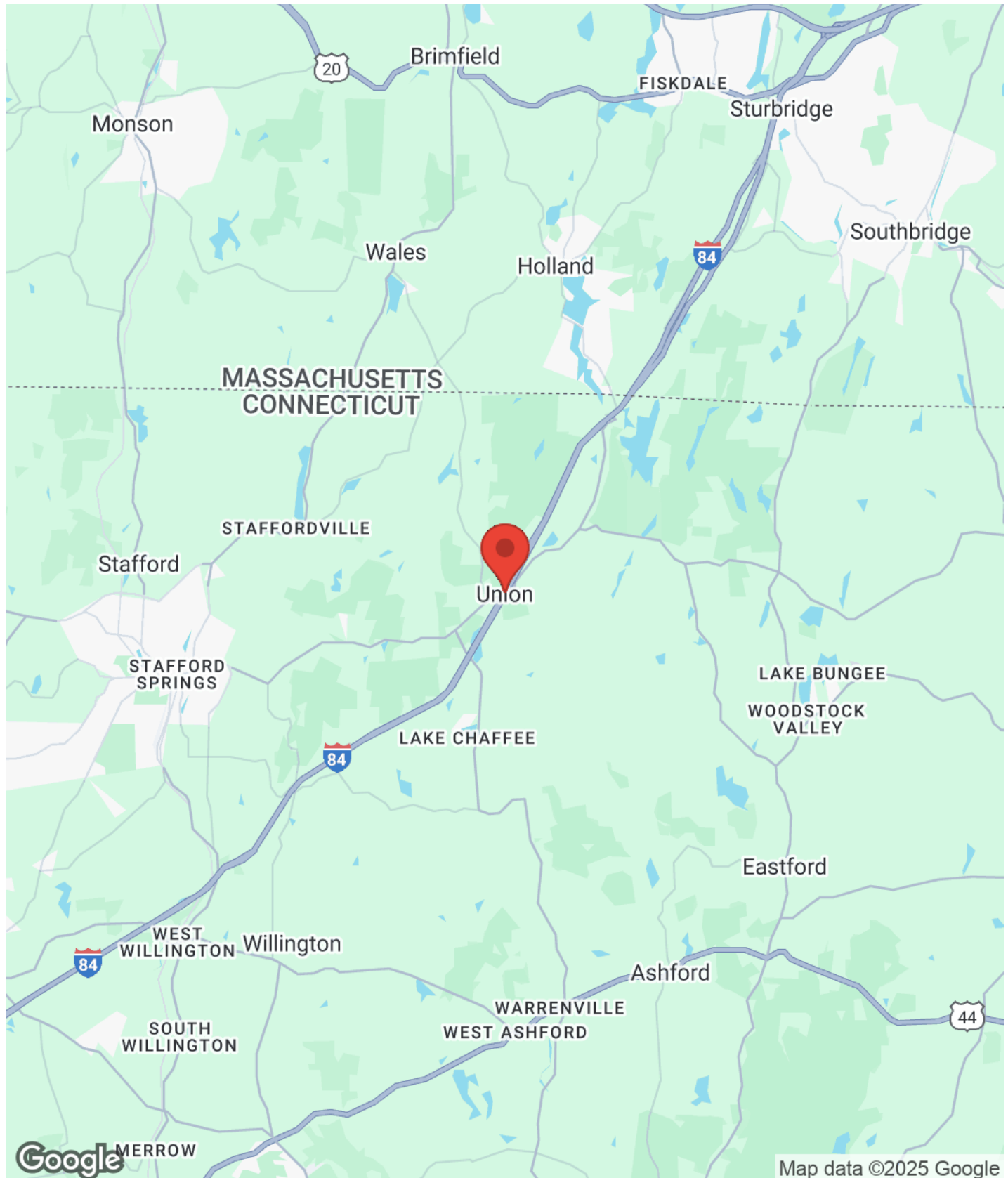


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REGIONAL MAP

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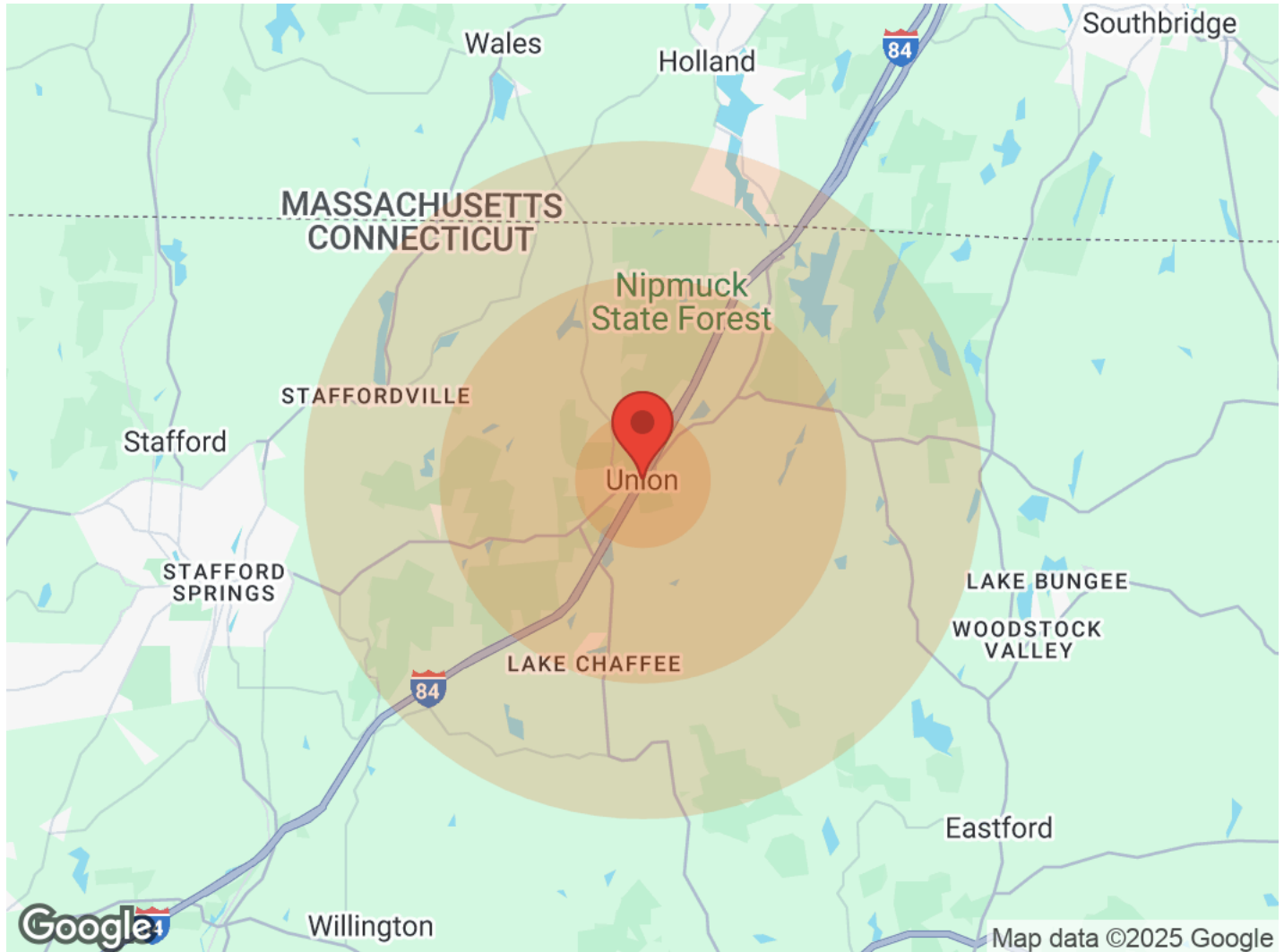


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	822	2,290	Median	N/A	\$80,063	\$69,613
Female	N/A	881	2,406	< \$15,000	N/A	6	79
Total Population	N/A	1,703	4,696	\$15,000-\$24,999	N/A	17	75
				\$25,000-\$34,999	N/A	52	245
				\$35,000-\$49,999	N/A	58	203
				\$50,000-\$74,999	N/A	165	442
				\$75,000-\$99,999	N/A	165	304
				\$100,000-\$149,999	N/A	159	390
				\$150,000-\$199,999	N/A	42	46
				> \$200,000	N/A	11	33
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	253	716	Total Units	N/A	804	2,075
Ages 15-24	N/A	223	654	Occupied	N/A	687	1,854
Ages 25-54	N/A	699	1,817	Owner Occupied	N/A	616	1,606
Ages 55-64	N/A	266	711	Renter Occupied	N/A	71	248
Ages 65+	N/A	262	798	Vacant	N/A	117	221
Race	1 Mile	3 Miles	5 Miles				
White	N/A	1,701	4,640				
Black	N/A	N/A	N/A				
Am In/AK Nat	N/A	N/A	N/A				
Hawaiian	N/A	N/A	N/A				
Hispanic	N/A	5	67				
Multi-Racial	N/A	4	106				

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PROFESSIONAL BIO

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As a Realtor® deeply entrenched in the world of commercial real estate, fortified with the prestigious CCIM designation, I bring a wealth of expertise and a passion for serving others to every transaction. Recognizing that buying or selling property is more than a mere transaction, it's a life-changing journey, I am committed to ensuring a smooth and memorable experience for my clients.

With a track record of success in both residential and commercial property ventures, I pride myself on leveraging my unique skill set to provide my clients with a competitive edge. From adept negotiation strategies to data-driven decision-making, I strive to empower my clients to make informed choices that align with their goals.

My dedication to excellence has been acknowledged with accolades such as recognition in Top Agent magazine and nominations for Best of Eastern Connecticut. These honors are a reflection of the trust and satisfaction of the individuals and families I've had the privilege to serve. Going the extra mile is not just a promise—it's my commitment to ensuring every client transitions seamlessly to the next chapter of their lives with confidence and satisfaction.

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PRESENTED BY:

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