

Pad Site - For Sale

18 Albany Turnpike | Canton, Connecticut

For Sale

Site Description

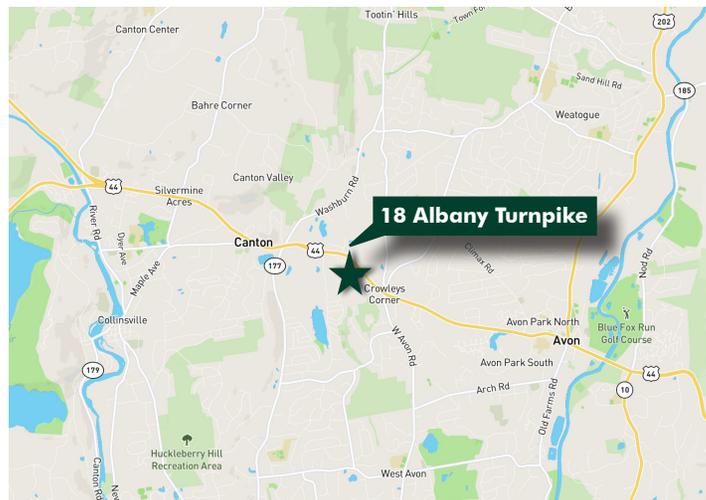
CBRE is pleased to offer 18 Albany Turnpike, Canton, CT for sale. This pad site is approximately one acre and is strategically located in the center of The Farmington Valley (Route 44) on the Canton/Avon line. The property offers 300 feet of high-visibility frontage with a daily traffic count of approximately 30K vehicles. Enjoy sweeping views of Avon and Talcott Mountain in this affluent trade area. Available for potential development of various retail, medical, office, restaurant, drive thru, flex and mixed-use users' options. Contact broker for pricing!

- + Site: 1 acre (per survey)
- + Zoning: EGDVD (East Gateway Design Village District)
- + Location: On the south (morning commute) of Route 44 near Canton/Simsbury/Avon line
- + Utilities: Currently well & septic. Public water and sewer available along Route 44
- + Asking Price: Upon request

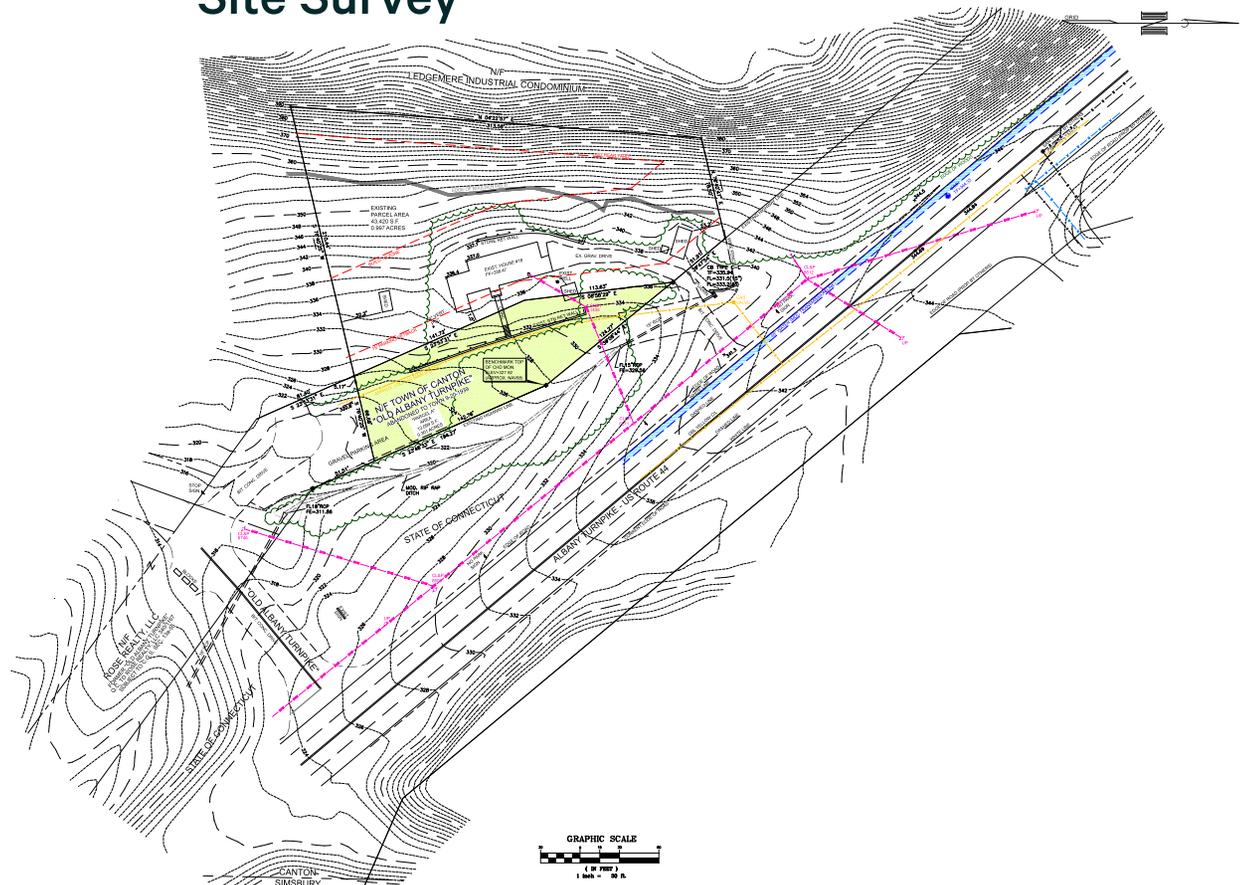
Demographics

2023 ESTIMATED

	1 mile	3 miles	5 miles
Population	2,445	26,569	51,532
2020-2023 Population Growth	0.05%	0.57%	0.41%
Households	875	10,381	20,483
2023 Average Household Size	2.75	2.52	2.49
Average Household Income	\$170,641	\$181,353	\$182,905



Site Survey



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Aerial view looking East



Aerial view looking North



Aerial view looking West

Contact Us

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