

For Sale | \$750,000

CBRE

±4.84 Acres

185 Asylum St., 31st Fl
Hartford, CT 06103

1555 Tolland Tpke., Manchester, CT | Immediately Adjacent I-291



±4.84-Acre Development Opportunity

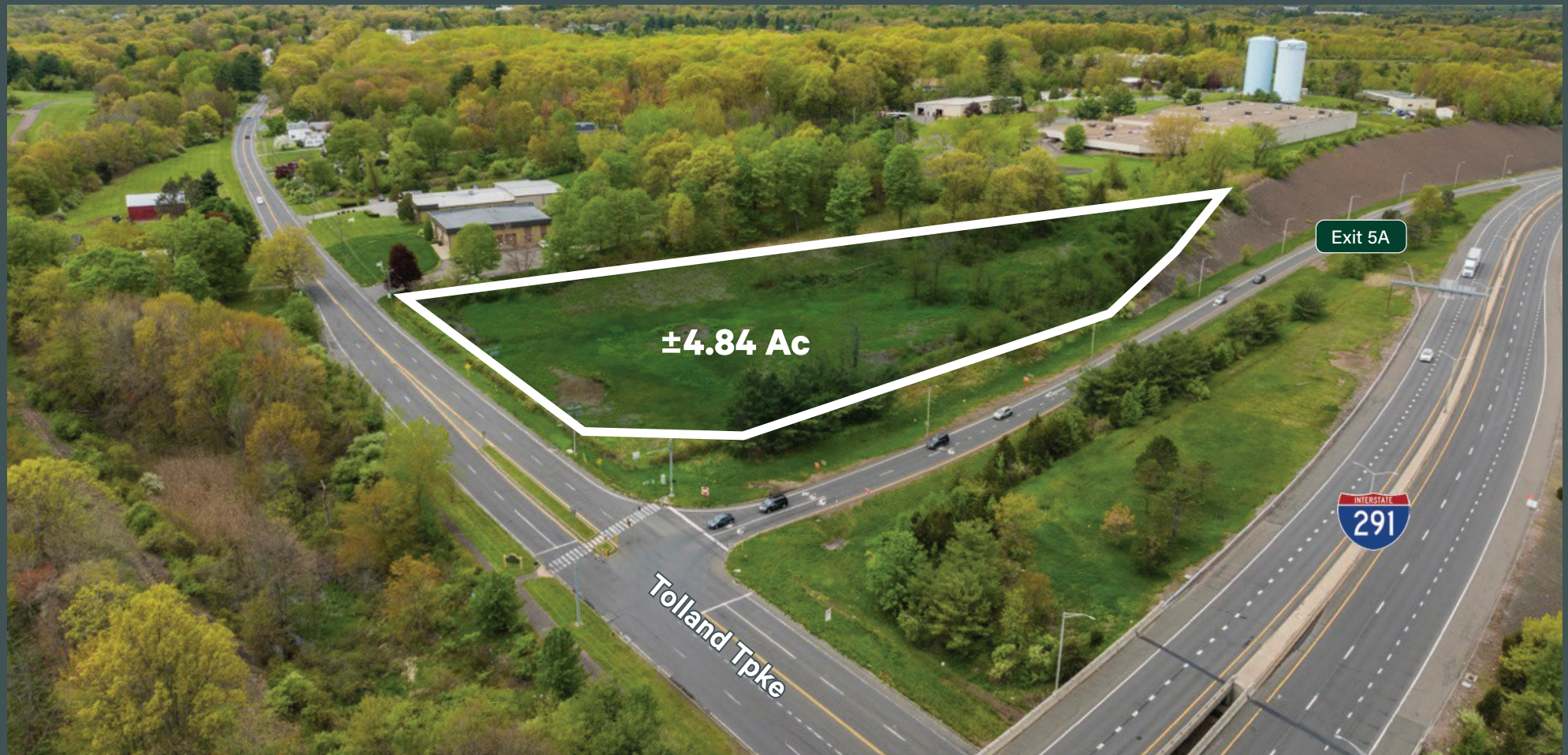
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Site Overview: Flexible Commercial/Industrial Zoning (IND)

This 4.84-acre commercial land parcel offers immediate highway access and visibility and a strategic location just outside the Buckland Hills commercial area. The property is zoned Industrial (IND), which accommodates a broad range of manufacturing, storage, research, wholesale, and select commercial and accessory operations including retail and entertainment. Permitted uses are as follows:

- **Retail Uses:** Restaurant, Brewery, Distillery, Indoor Entertainment, Indoor or Outdoor Recreation Facility, Fitness Club
- **Commercial Uses:** General Office, Hotel, Self-Storage Facility, Research & Development, Printing Establishment, Municipal Building/Facility
- **Industrial Uses:** Warehouse, Equipment Rental or Leasing, Light Industrial, Manufacturing, Wholesale Establishment



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Area Overview

1555 Tolland Tpke. is conveniently located immediately off Interstate 291 at Exit 5A, less than a 1/4 mile from the intersection with Interstate 84 and proximate to the region's premier commercial retail and entertainment area, which boasts a diverse array of national retailers, restaurants and recreational activities. The Buckland Hills area is a vibrant hub that connects regional business activity with extensive lifestyle amenities, housing, healthcare, and professional services, supported by a strong industrial component, which combined serves as a major economic driver for the town of Manchester. Its strategic location alongside Interstate 84 makes it an ideal environment for continued growth and development.



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Area Demographics

2025 ESTIMATED

	1 mile	3 miles	5 miles	10 miles
Population	2,773	67,460	146,737	500,185
Pop. Growth (2020-2025)	0.19%	0.17%	0.00%	0.05%
No. of Households	1,209	28,432	60,508	209,414
Average Household Income	\$101,965	\$107,478	\$117,791	\$122,722
Median Age	36.0	38.4	40.1	40.2



HIGH-TRAFFIC LOCATION

on I-291 with ADT of 49,000 VPD



EXCELLENT ACCESS

and visibility from I-291 at Exit 5A



FLEXIBLE ZONING

Industrial Zone allows a variety of permitted uses



ROBUST COMMERCIAL NEIGHBORHOOD

Located in robust commercial retail and entertainment district

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SITE PLAN SURVEY
4.84 ACRES



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Site Specifications

Site Details	
Lot Size	4.84 Acres
Zoning	IND (Industrial)
Topography	Relatively flat with gentle slope
Access	From I-291/Tolland Tpke

Utilities	
Water	Municipal
Sewer	Municipal
Gas	CNG
Electric	Eversource

Real Estate Taxes	
Map/Block/Lot (Parcel ID No.)	003/5490/1555
Assessment (70% Value)	\$72,600
Mill Rate (FY '25-'26)	41.0 mills
Property Taxes (Estimated)	\$2,976.60

Contact Us

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