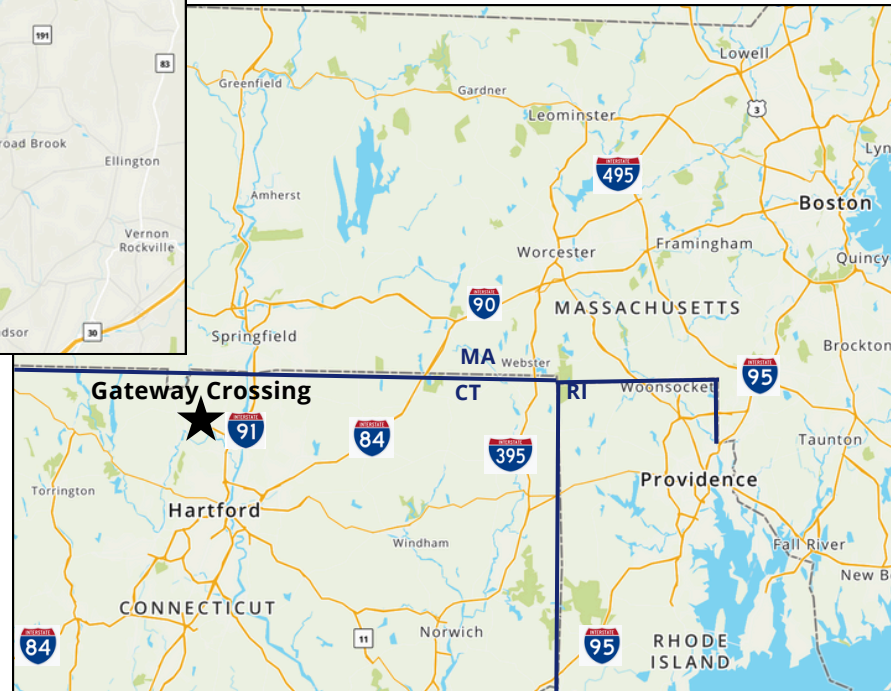


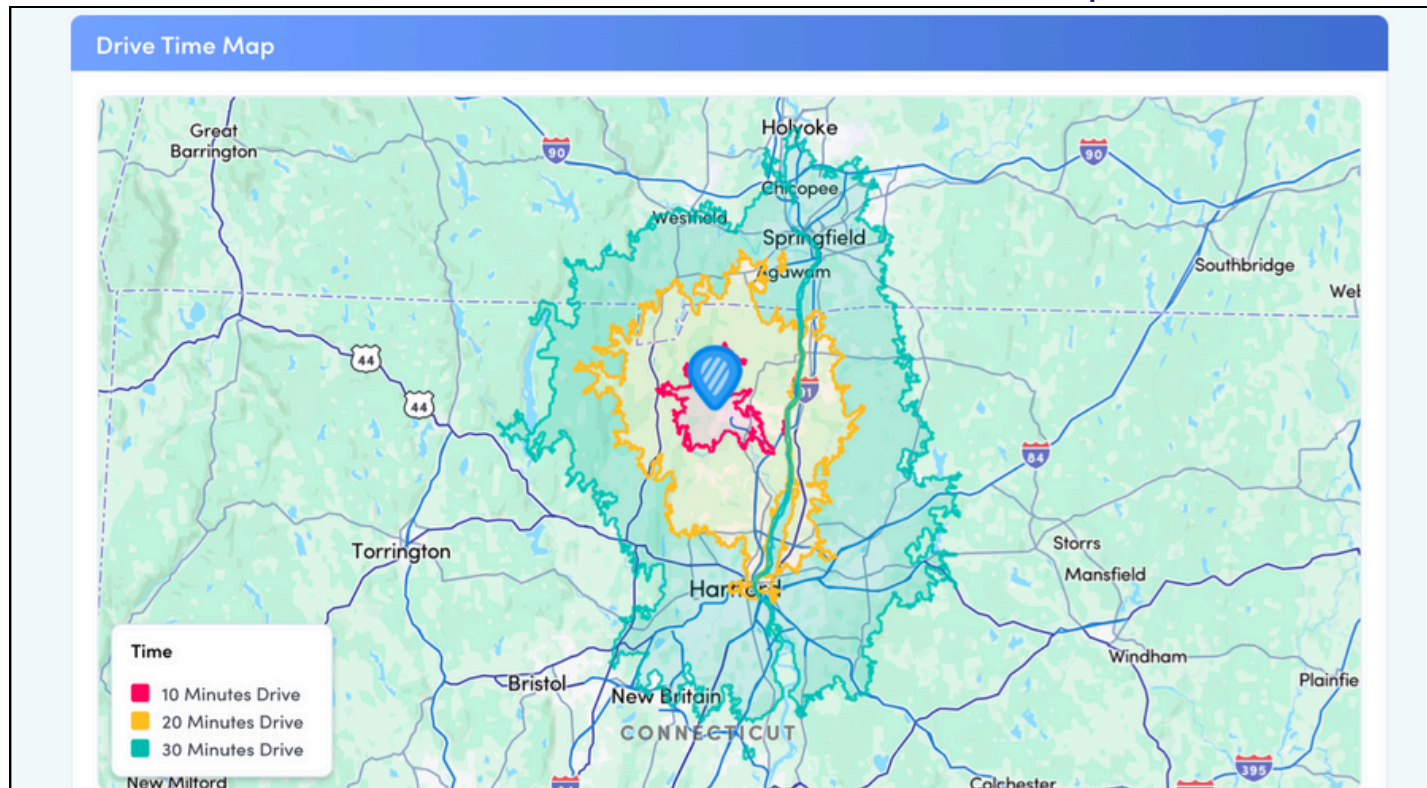
DEVELOPMENT ASSOCIATES
COMMERCIAL PROPERTY DEVELOPMENT
BROKERAGE & MANAGEMENT
 (413) 789-3720



Gateway Crossing is strategically located between Hartford, CT and Springfield, MA in East Granby, CT.

The area is rapidly growing with several significant residential and commercial projects in progress.

Gateway Crossing is less than a mile from Bradley International Airport and just a few minutes from Interstate 91.



	10 minutes	20 minutes	30 minutes
Population	8,621	149,823	904,126
Workday Population	10,399	191,856	1,096,533

GATEWAY CROSSING

EAST GRANBY, CT

NEW DEVELOPMENT FOR RETAIL, MEDICAL, RESTAURANT



PROPERTY OVERVIEW

Development Associates, as exclusive Broker, is pleased to present Gateway Crossing, a major new mixed-use development project in East Granby, CT. The two sites, 5 acres and 18.5 acres, can support over 125,000 Sq Ft of building on highly-traveled CT Route 20, just over 1 mile from Bradley International Airport.

Located in the flexible Commerce Park Transitional zone, the sites are suitable for retail, restaurant (including drive-through), medical and general office, residential, hospitality, R&D and Industrial/warehousing.

SITE FEATURES

- High visibility on major 4-lane state highway
- Fast growing area in desirable location
- Future 4-way intersection for Route 20 access
- Extensive Drive-Time radius population
- Flat, buildable sites with all utilities
- Build-to-suit or land lease
- Significant local daytime work force
- Steady traffic counts, over 21,000/day

The project is currently in design phase with the opportunity to tailor sites for early significant users. For more information, Contact Ken Vincunas at Development Associates. Disclosure - Broker has a financial interest in this property.

Presented By:
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 kvincunas@devassociates.com

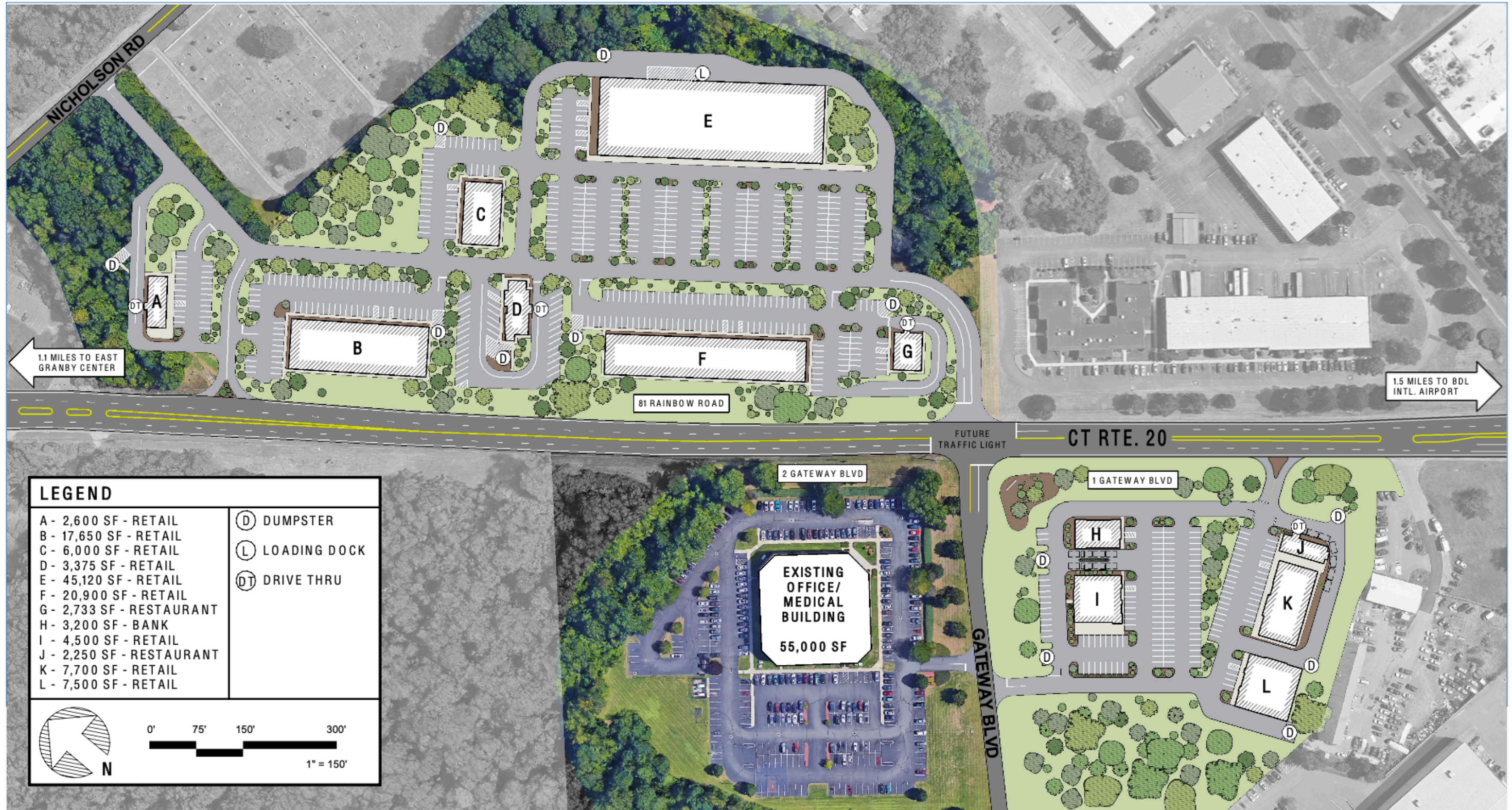


200 Silver Street, Agawam, MA
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GATEWAY CROSSING

EAST GRANBY, CT

NEW DEVELOPMENT
FOR RETAIL, MEDICAL, RESTAURANT



GATEWAY CROSSING

RAINBOW ROAD & GATEWAY BLVD, EAST GRANBY, CT
PROPOSED SITE DEVELOPMENT PLAN | 12/05/2024



Leasing Contact | (413) 789-3720
www.devassociates.com

