



940 Quaker Lane South

West Hartford, Connecticut 06110

SINGLE TENANT RETAIL & COVERED LAND OPPORTUNITY



Colliers Hartford is pleased to present the opportunity to acquire 940 Quaker Lane South, a 1.45-acre, single-tenant retail property located at a prominent intersection in West Hartford, Connecticut. The property is leased to Walgreens through February 28, 2031, with Walgreens having subleased the space to Dollar Tree. Positioned in a high-traffic corridor surrounded by dense retail and residential, 940 Quaker Lane South offers secure, near-term cash flow with a defined timeline to reposition or redevelop the site.

This property is ideally suited for a range of buyers, whether as a covered land play for an investor seeking future redevelopment or re-tenanting upside, or as a strategic acquisition for an owner/user who can plan occupancy at lease expiration. With its prime location and zoning flexibility, 940 Quaker Lane South represents a rare opportunity to control a large, high-visibility parcel in one of Greater Hartford's most desirable and supply-constrained trade areas.

940 Quaker Lane South
is being offered at \$4,500,000.

INVESTMENT HIGHLIGHTS

- Prominent Corner Location in a Supply-Constrained Market
- Secure Near-Term Income with Defined Transition Date
- Flexible Redevelopment and Use Options
- Classic Covered Land Play
- Owner/User Potential in a High-Profile Setting

Building Size:	±25,600 square feet over two floors
Lot Size:	1.45 acres
Location:	Prominent corner at Quaker Lane South & New Britain Avenue
Frontage & Access:	Multiple curb cuts, excellent visibility from both New Britain Avenue and Quaker Lane South
Parking:	±78 spaces
Condition:	Well-maintained, functional layout with prominent signage

Exclusively Listed By:

IAN HUNT

Director

860 616 4020

Ian.Hunt@colliers.com

JOHN J. CAFASSO, CCIM, SIOR

Principal

860 616 4013

John.Cafasso@ct.colliers.com

