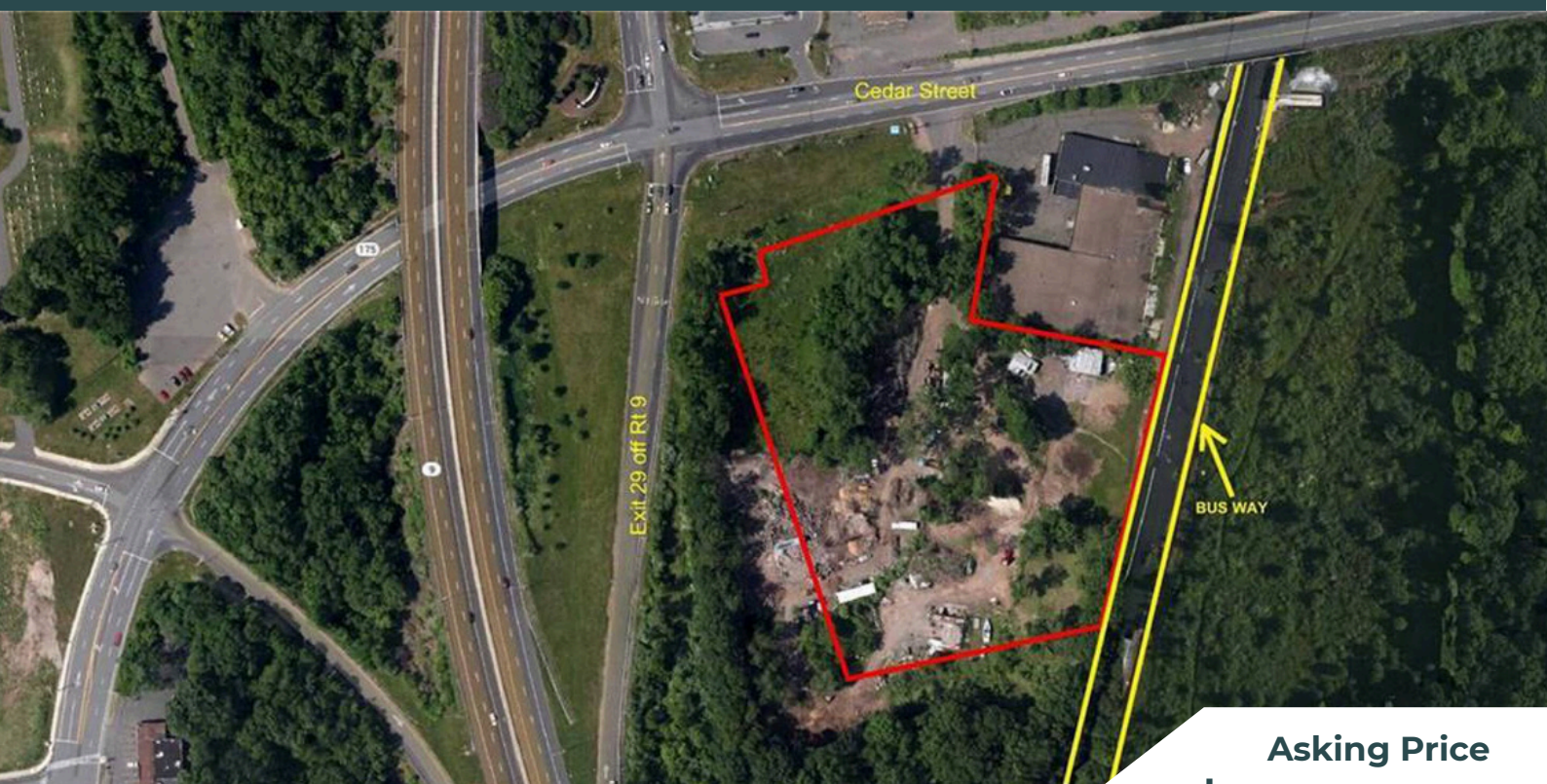




THE BALLOU TEAM
AT HOULIHAN LAWRENCE
WARECK D'OSTILIO

719 Cedar St Newington, CT 06111



Asking Price
\$2,500,000

Exceptional Transit-Oriented Development Opportunity (overlay district)



CASEY FISHER

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The Ballou Team | Houlihan Lawrence Wareck D'Ostilio
117 River Street, Milford, CT 06460



Investment Highlights



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- Lot Size: 8.04 Acres
- Property Type: Commercial, Industrial, Residential Potential
- T.O.D. Zone Advantage: High-density, mixed-use potential



- Connectivity: Near 2 CTfastrak stops & proposed railway station
- Surrounding Growth: Adjacent to 200-unit development
- Proximity to CCSU: Ideal for student/educator housing or services
- Future Expansion: Potential access to 100-acre state land
- Highway Access: Minutes to I-84, I-91 & Route 9

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Executive Summary



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719 Cedar Street presents a rare opportunity to acquire a premier 8.04-acre parcel located in the heart of Newington's rapidly evolving Transit-Oriented Development (T.O.D.) zone. Positioned directly across from a newly approved hotel and a forthcoming 200-unit apartment complex, the site is surrounded by momentum and primed for transformative development.

Strategically situated between two CTfastrak stations, the property benefits from exceptional transit connectivity and walkability. It also sits just minutes from Route 9, I-84, and I-91, ensuring seamless access throughout Central Connecticut.

The parcel's proximity to Central Connecticut State University (CCSU), combined with growing interest in the area's infrastructure, underscores its potential for mixed-use development. The state has proposed a new commuter rail station just half a mile away on Cedar Street, creating even greater value for forward-thinking investors.

This is a family-held property, available for the first time in decades. With strong demand drivers, flexible zoning, and significant regional investment, 719 Cedar Street represents a cornerstone opportunity in Newington's next phase of smart, transit-connected growth.



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Unlock Value in a Proven Growth Market



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READY TO LEASE? At The Ballou Team, we are more than just a commercial real estate team; we are your strategic partners, dedicated to achieving your real estate goals with precision, integrity, and excellence. Based in the heart of Connecticut, we bring together a dynamic team of industry experts, each possessing a unique set of skills and a shared commitment to delivering unparalleled service to our clients.



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