

MANCHESTER, CONNECTICUT BUCKLAND STREET



A DEVELOPMENT OPPORTUNITY

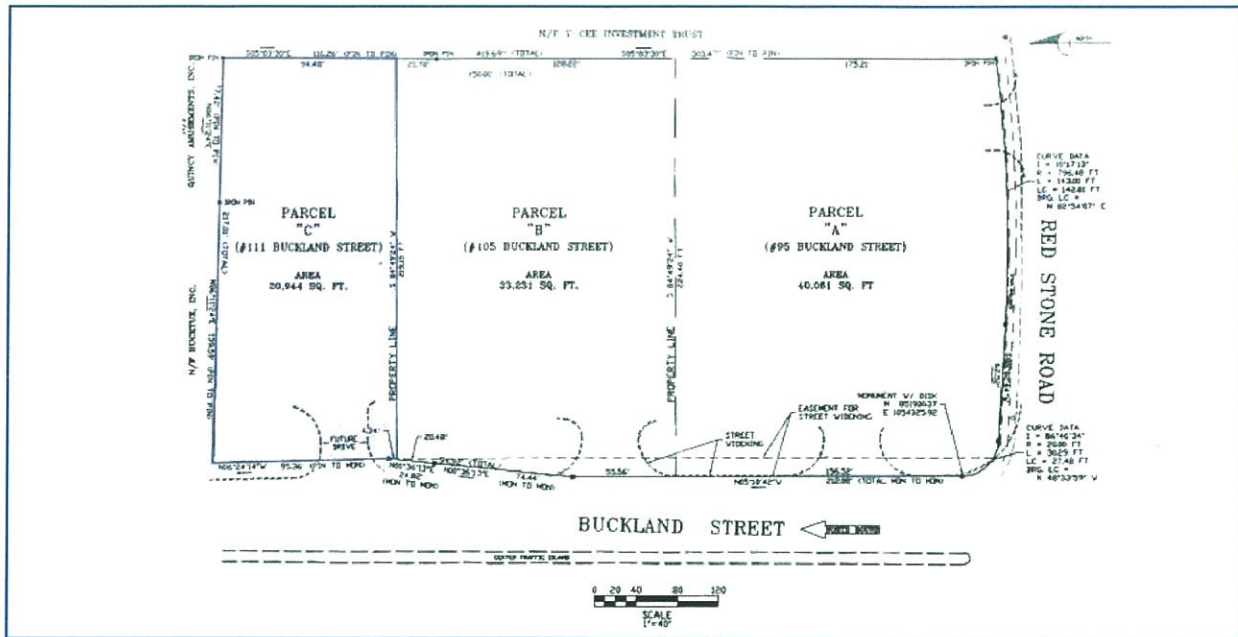


75 and 111 Buckland Street, Manchester, Connecticut

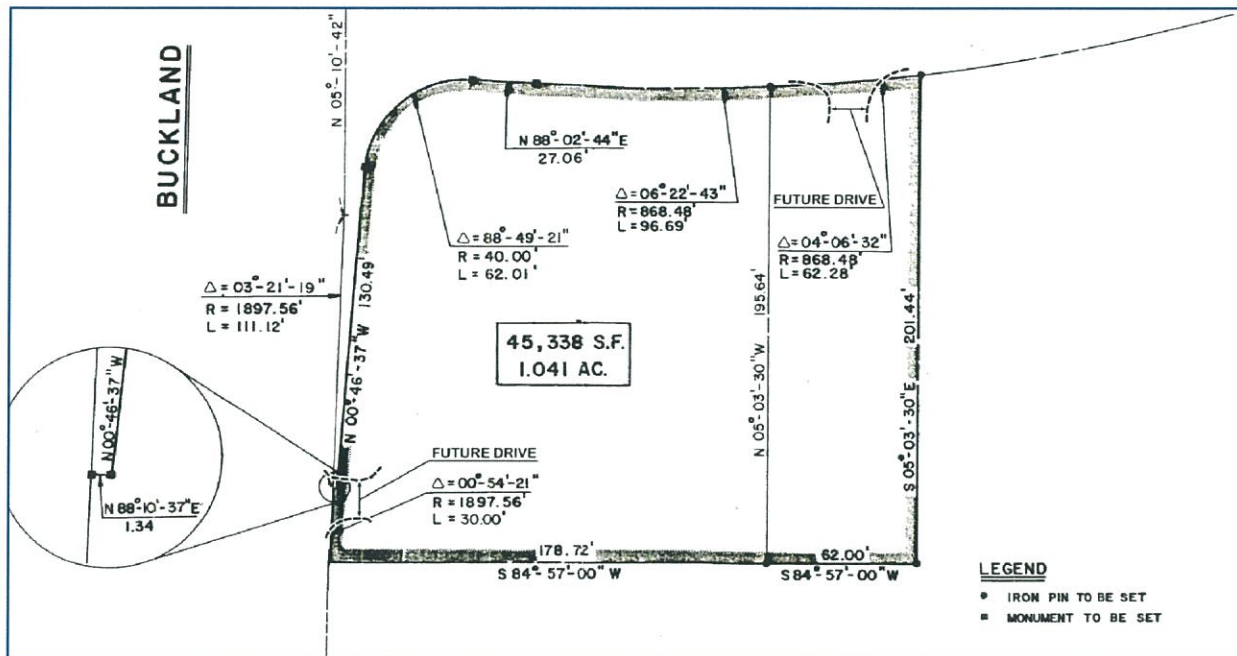
Both properties are located on Buckland Street in Manchester and are easily accessible from I-84 (Exit 62), I-291 (Exit 5) Tolland Turnpike and Pleasant Valley Road.

The properties are surrounded by many commercial businesses such as Wendy's, Xtra-Mart, Carrabba's, Sonic and Buffalo Wild Wings. Adjacent is a Rave Movie Theater (the most successful theater in CT) and The Buckland Hills Mall.

The average daily traffic on Buckland Street is 40,000 and a prime location for all types of commercial establishments.



Parcel Plan for 111 Buckland Street (shaded in blue)



Parcel Plan for 75 Buckland Street with curb cut detail

Demographics	1 Mile	3 Miles	5 Miles	7 Miles
Population:	6,005	66,645	133,575	223,812
Households:	2,782	28,227	54,382	91,111
Avg. HH Income:	\$67,302	\$73,272	\$79,503	\$75,316
Daytime Population:	7,115	54,977	100,074	212,097



HAYES DEVELOPERS

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