

FOR SALE

# 669-691

# SILAS DEANE HIGHWAY

WELLS ROAD PLAZA | WETHERSFIELD, CT





## THE PROPERTY

*Stabilized NOI (Year 3) of  
\$361,000*

### 25,463 SF OF RETAIL STRIP CENTER AVAILABLE

CBRE is pleased to offer for sale 669-691 Silas Deane Highway, Wethersfield, Connecticut, a 25,463 square feet (SF) retail strip center located on the corner of Wells Road (Route 175) and the Silas Deane Highway (Route 99). This sale provides a rare opportunity for an investor to purchase a prime real estate asset, which is fully stabilized, and has been held by the same ownership group for generations. The property is strategically situated in the Hartford South submarket with convenient access to Interstate 84, Interstate 91 and Route 2 via Route 3 and Route 5/15. The plaza is zoned Town Center "TC" Business District and sits on 2.37 acres (103,468 SF) at a traffic light with two (2) curbs cuts along Wells Rd and two (2) curb cuts on the Silas Deane Highway via an access agreement. This provides visitors easy and safe access to the various retailers. According to the state of CT DOT, there is approximately 17,000 average daily traffic. Currently, this retail center is a stabilized asset with 97.4% occupancy and only a small vacancy of 651 SF. As of today, the center houses ten (10) retail tenants ranging in size from 525 SF up to 6,750 SF including a regional paint store, three (3) food operators, a lighting store, comic/novelty store, barber shop, pawn shop and a cleaning service. The basement is not included in the square footage, however it is available for tenant's storage.





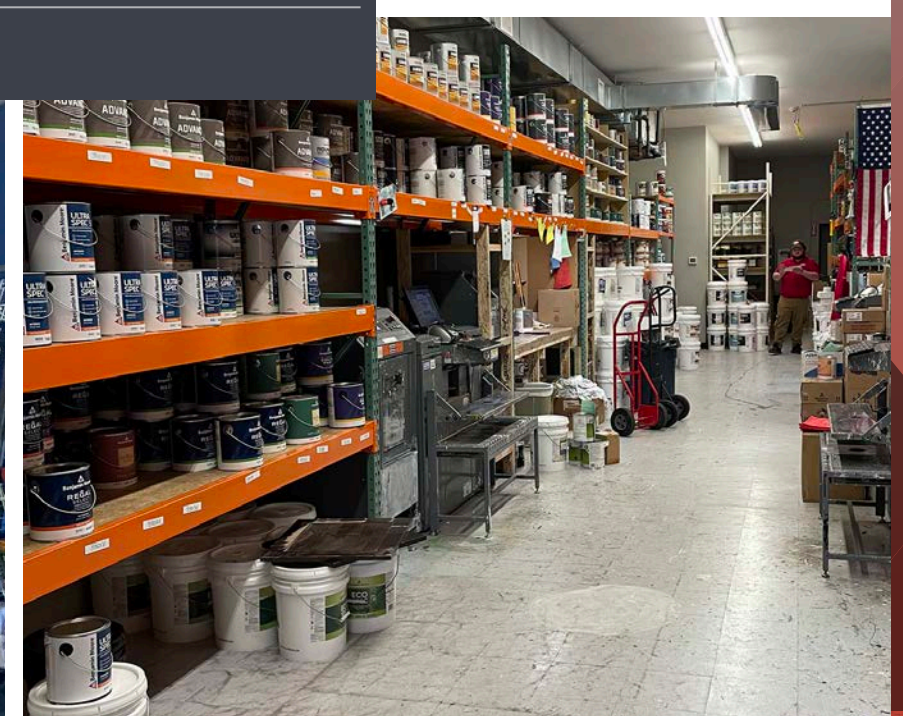
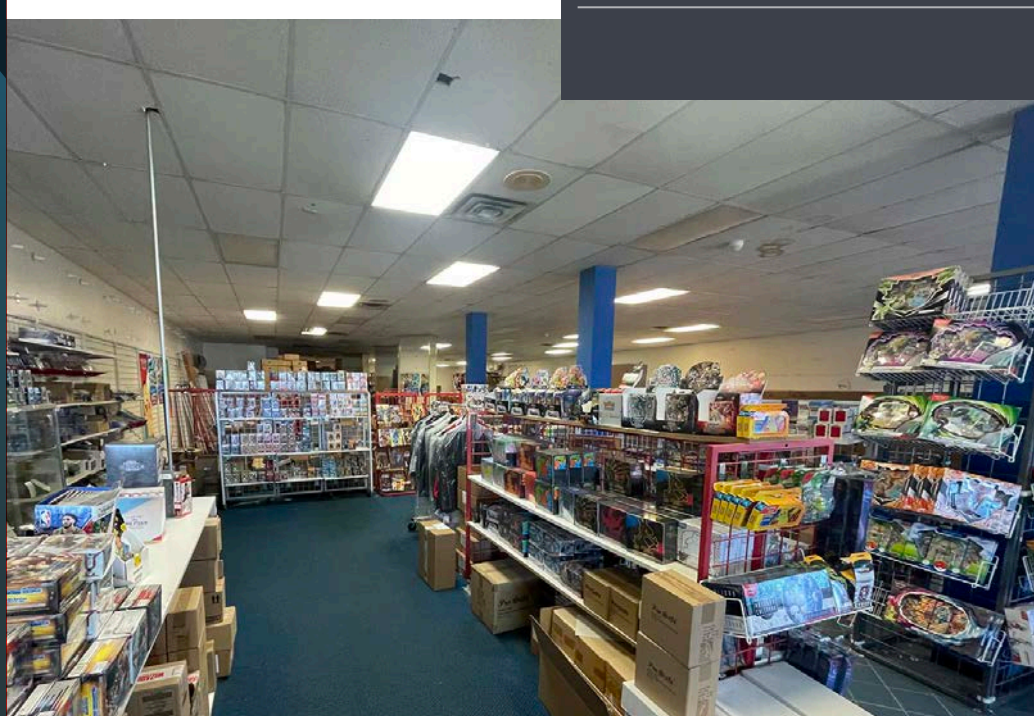
## PROPERTY HIGHLIGHTS

- Prime retail asset with low vacancy and current Gross Income of \$326,900
- Rare opportunity to purchase from long term holder with track record of strong management
- Value add opportunity with staggered LED's and potential for rent growth
- Flat topography with multiple curb cuts at an existing traffic light
- Continuously updated property with numerous capital upgrades
- Strong demographics in town experiencing population & economic growth
- Proximity to high density residential areas





TENANT SPACES



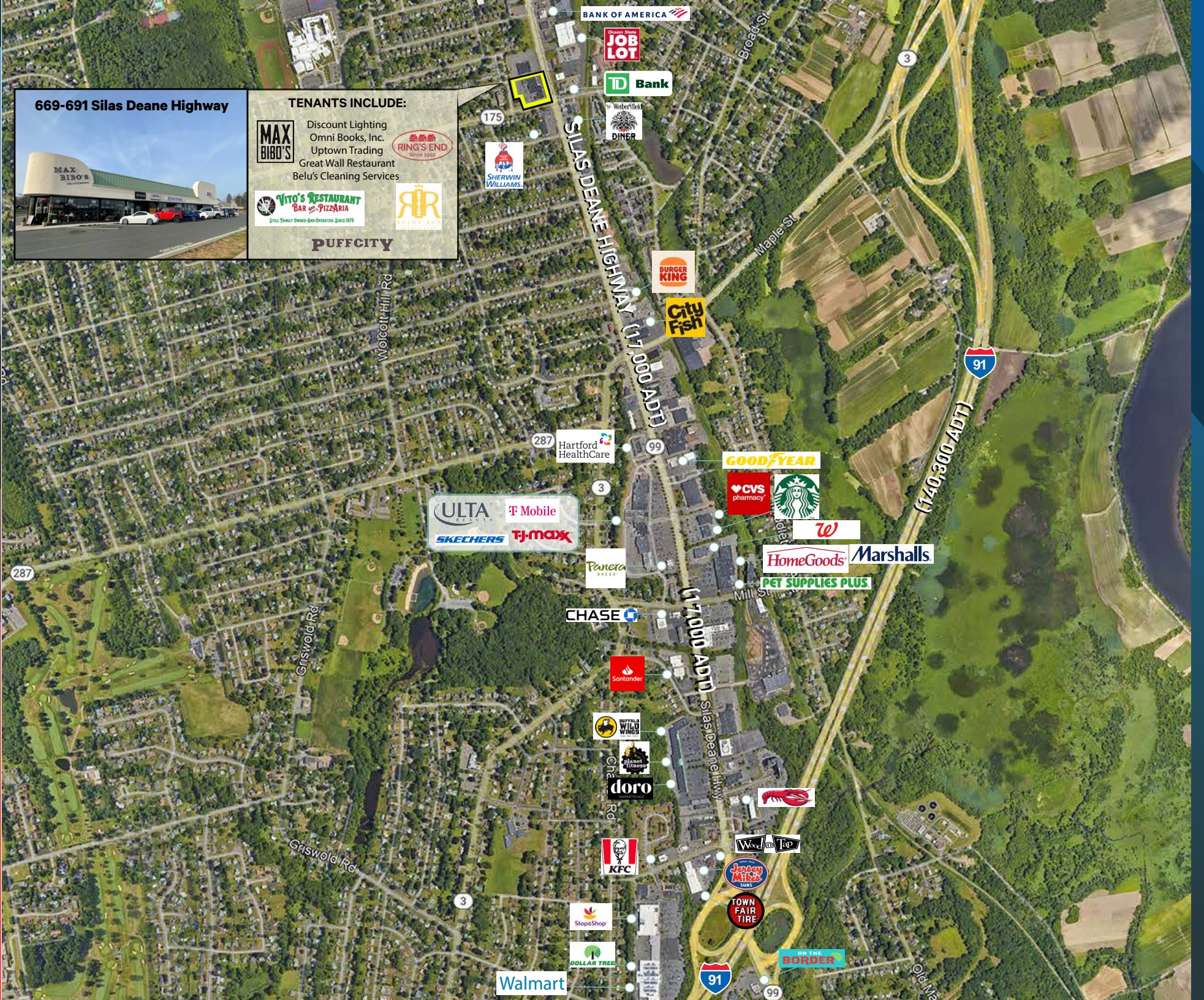


**669-691 Silas Deane Highway**



**TENANTS INCLUDE:**

Discount Lighting  
 Omni Books, Inc.  
 Uptown Trading  
 Great Wall Restaurant  
 Belu's Cleaning Services  
 RING'S END  
 VITO'S RESTAURANT BAR & PIZZARIA  
 PUFFCITY







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PLEASE CONTACT:

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