

AVAILABLE FOR LEASE

# Talcottville Plaza

135 TALCOTTVILLE RD, VERNON, CT 06066



FIGURE EIGHT

PROPERTIES



## PROPERTY DETAILS

Talcottville Plaza is an attractive retail plaza located at 135 Talcottville Road, Vernon, CT. This 5,286 square-foot shopping center is comprised of two buildings on a 2.4 acre lot. The property benefits from its location in a heavily trafficked and dense trade area along Route 83

The store currently being offered for lease is approximately 1,800 square feet in size. The space was originally designed and utilized as an AT&T store and is alongside and attached to the adjacent Starbucks.

- ▶ 1,800+ Square Feet
- ▶ One Story with direct, separate entrance
- ▶ Approx. one-half mile from the I-84 on/off ramps
- ▶ Approx. 100 feet of frontage along the heavily trafficked Route 83 (Talcottville Rd)
- ▶ Built in 2016
- ▶ Signalized intersection for easy access
- ▶ Businesses immediately neighboring including Taco Bell, McDonalds, Friendly's, Dunkin Donuts, CVS and Shop Rite

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## SPACE AVAILABLE - 1,800 SF



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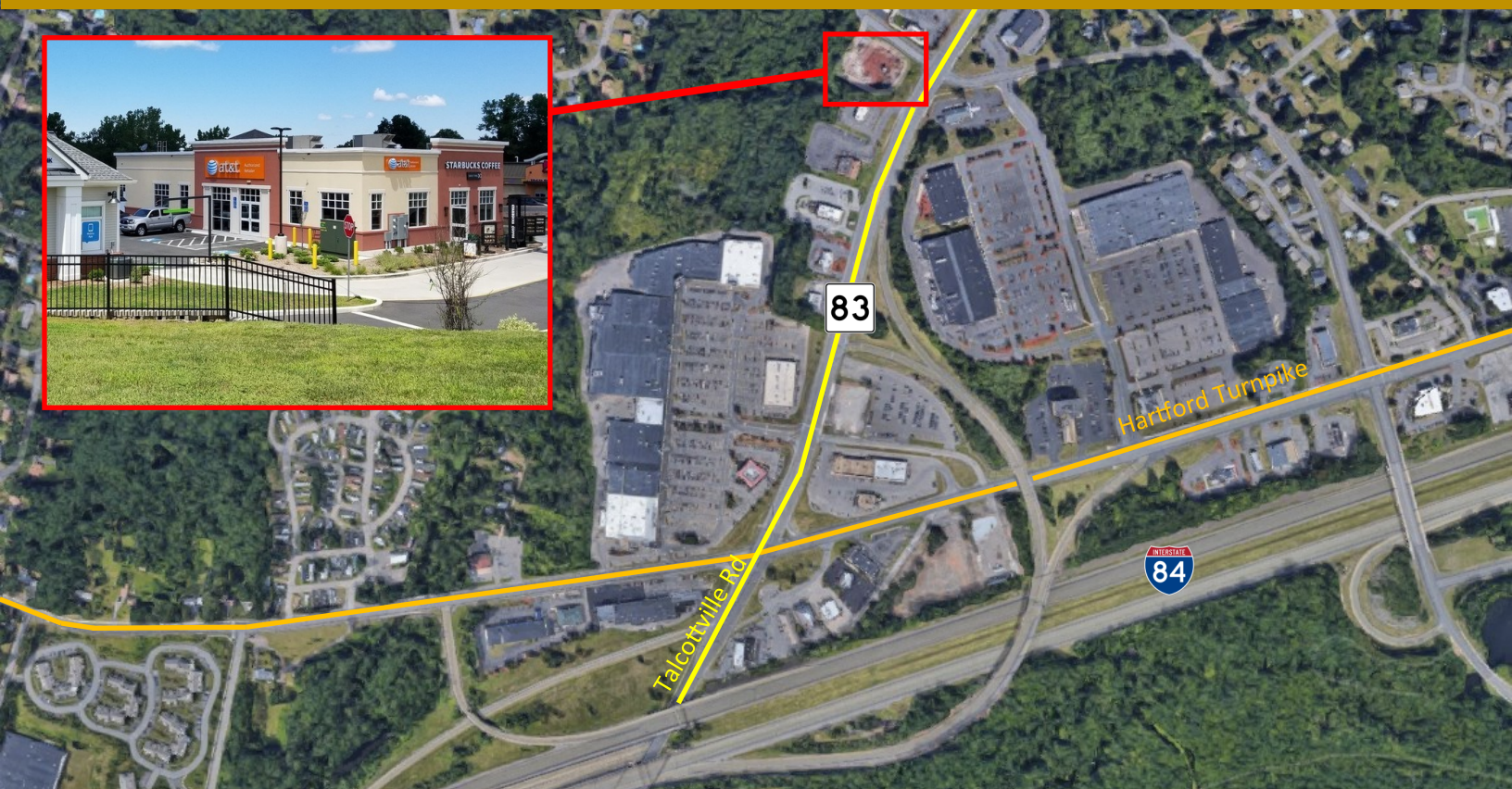
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## DIRECTIONS

**From I-84 West:** Take CT-30 N Exit and turn right onto CT-30 N. Turn Left onto Dobson Rd then left in approx. 1/4 mile onto Route 83 S.

**From I-84 East:** Take Exit 65 for CT-30 towards Vernon Center. Turn left on CT-30, right on Dobson Rd, then left on Route 83 S.



FOR MORE INFORMATION PLEASE CONTACT

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