

# 1610 SILAS DEANE HIGHWAY, ROCKY HILL, CT



## FOR SALE OR LEASE: UP TO 5 ACRES

### GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITY!

- » Your retail center can be seen by 130,000 cars per day at our location – the center of this high volume retail market. Easy on/off access to I-91!
- » Zone change to allow many different uses!
- » Approvals in place for 111 room hotel and a restaurant pad.
- » Other uses considered.

#### DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Population	6,654	40,483	144,619
Number of Household	3,021	16,993	57,738
Avg. Household Income	\$112,920	\$123,474	\$106,256

22,000± VPD

#### AREA RETAILERS:



AND  
MANY  
MORE!

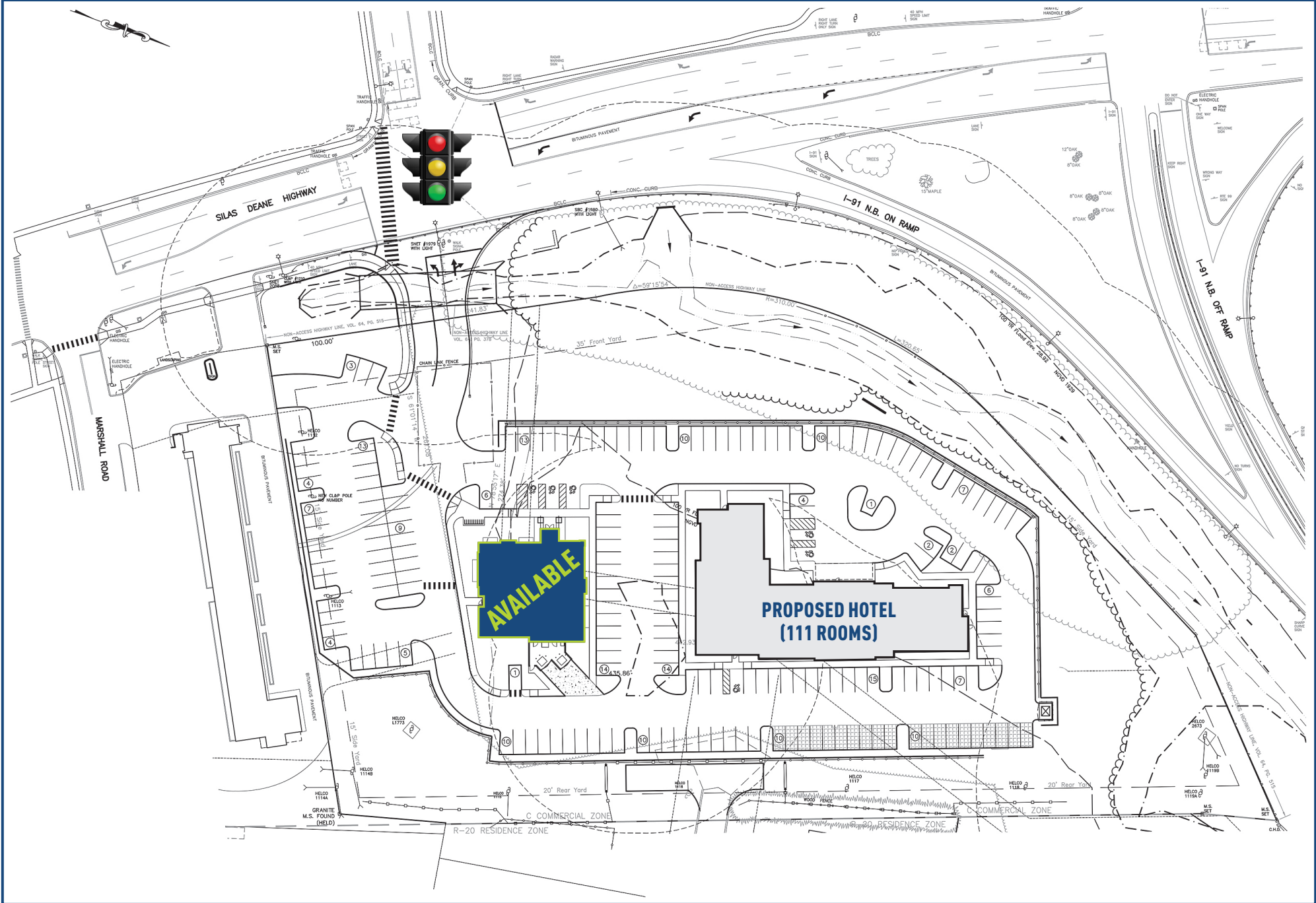
**A TRUE EXCLUSIVE...**  
**CALL FOR THE  
DETAILS!**

**AGENTS:**  
**TYLER LYMAN**  
203.529.4639  
tl@truecre.com

**WES CRAFT**  
203.522.7484  
wc@truecre.com

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SILAS DEANE HIGHWAY



EXIT 24



22,000 VPD



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TRUE COMMERCIAL REAL ESTATE LLC