

75 Sullivan Avenue

South Windsor, Connecticut

LAND FOR SALE



- SIZE: 6.6 ACRES
- ZONING: I-INDUSTRIAL
- ACCESS: ROUTE 5 (JOHN FITCH BOULEVARD) & ROUTE 194 (SULLIVAN AVE)
- TRAFFIC COUNTS: 14,700 ADT ON ROUTE 5 AND 13,100 ON SULLIVAN AVE
- USE: STORAGE, WAREHOUSE, DISTRIBUTION, OUTDOOR SALES, VETERINARY, PROFESSIONAL OFFICE, BREWERY DISTILLERY, INDOOR CANNABIS CULTIVATION.
- LOCATION: CLOSE PROXIMITY TO I-91, I-84 AND I- 291. BRADLEY INTERNATIONAL AIRPORT. BETWEEN HARTFORD & SPRINGFIELD, MA.

Demographics	3 miles	5 miles	7 miles
Population	19,105	72,237	208,216
Households	7,786	29,108	84,493
Avg. HH Income	\$145,450	\$143,549	\$115,410
Daytime Pop.	12,012	42,472	117,215

Location	75 Sullivan Ave, South Windsor, CT, 06074
Size	6.6 acres
Sale Price	\$975,000
Area Distribution Centers	Aldi, Amazon, FedEx Ground, Home Depot, Macy's, Neyra, Vista New England
Traffic Counts	14,700 VPD on Rt-5, 13,100 on Rt-194

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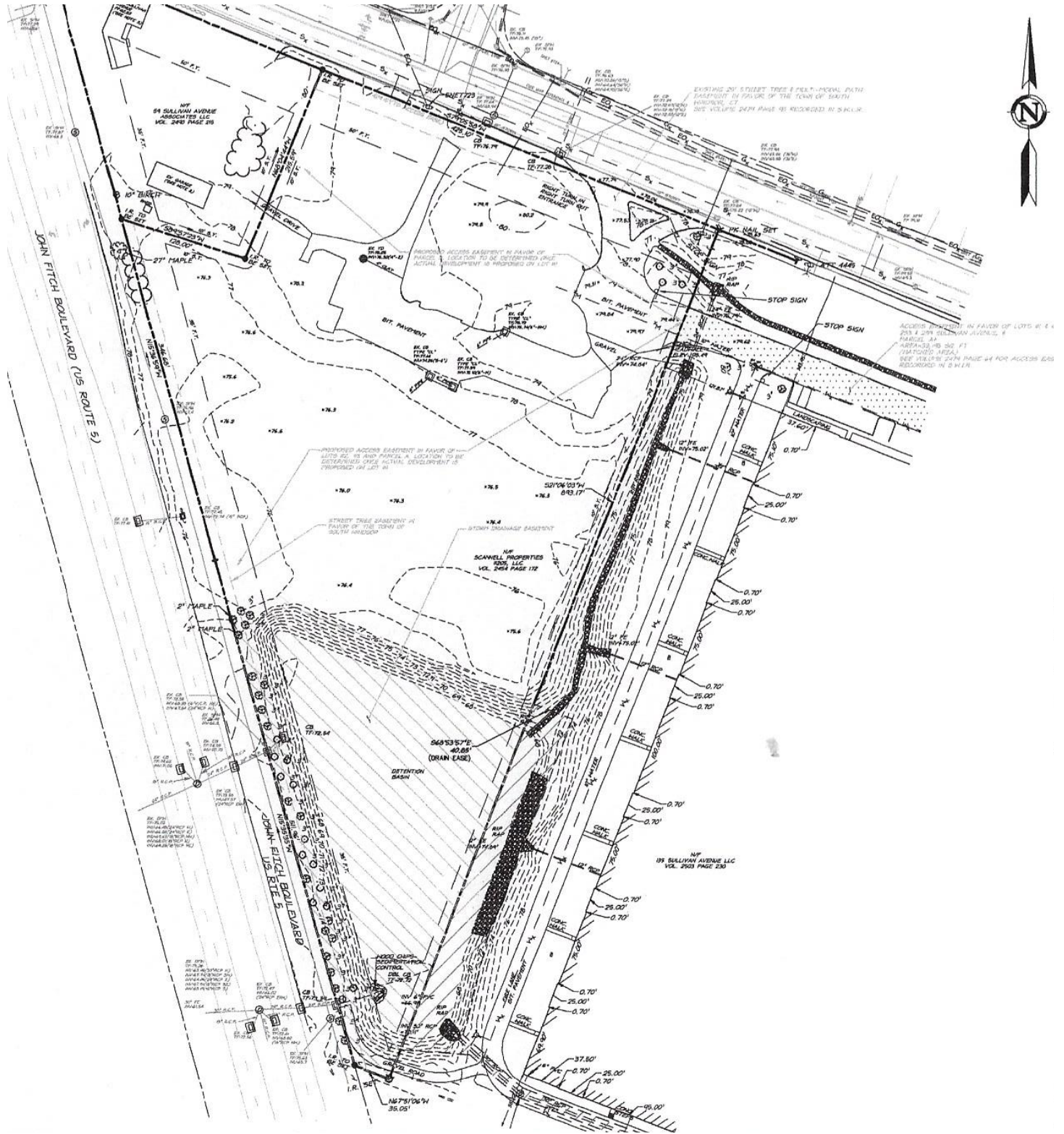


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COMMERCIAL REAL ESTATE

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