



**BRENDON
MANSAKU**
MANAGING BROKER

☎ 860-605-7434
✉ brendon@smrea.com

**JOE
SULLO**
PARTNER

☎ 860-882-9631
✉ joe@smrea.com





4.84
ACRES



OVER 250 FEET
OF FRONTAGE



GREAT
ACCESS



LEVEL
LOT

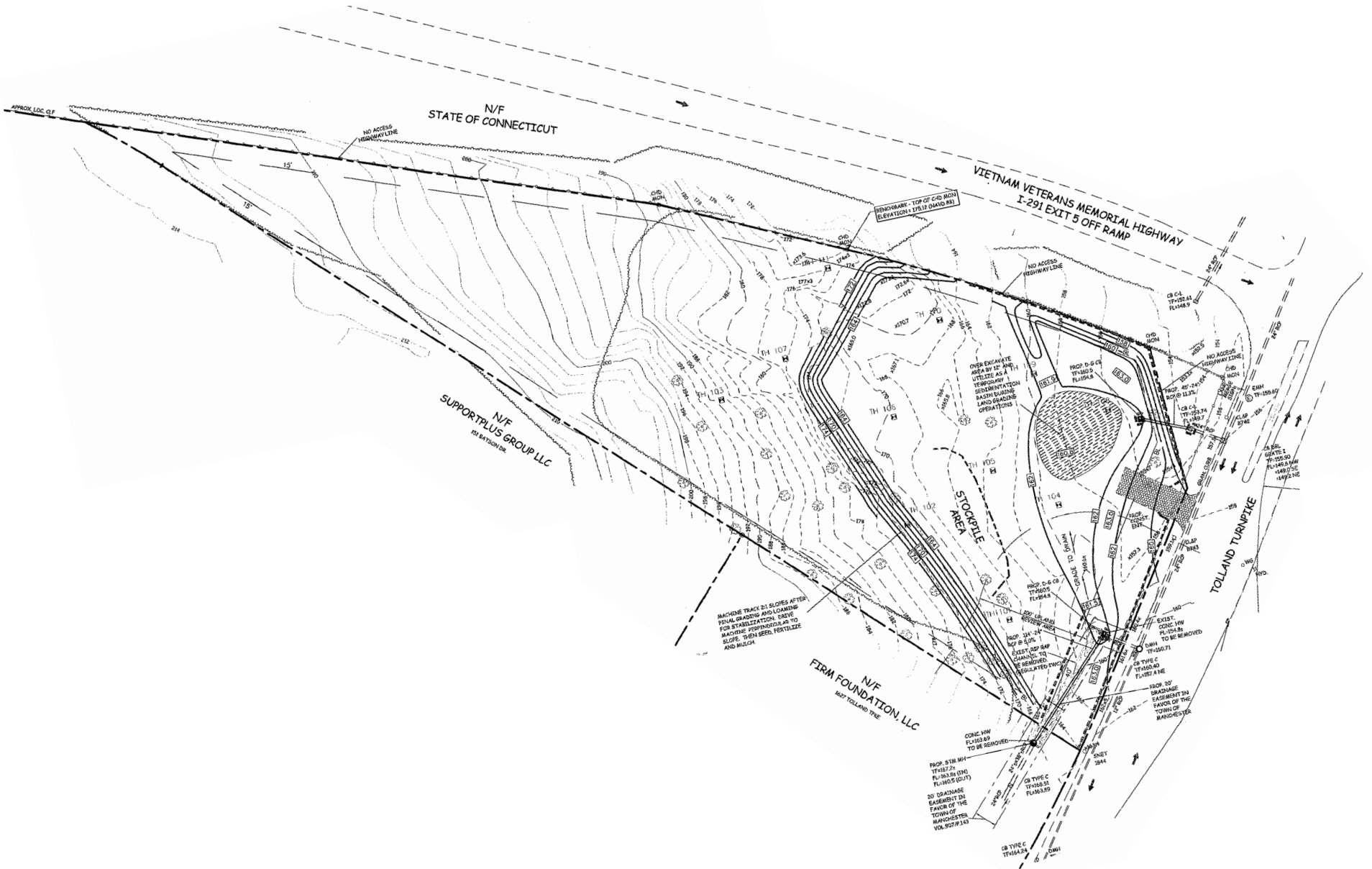


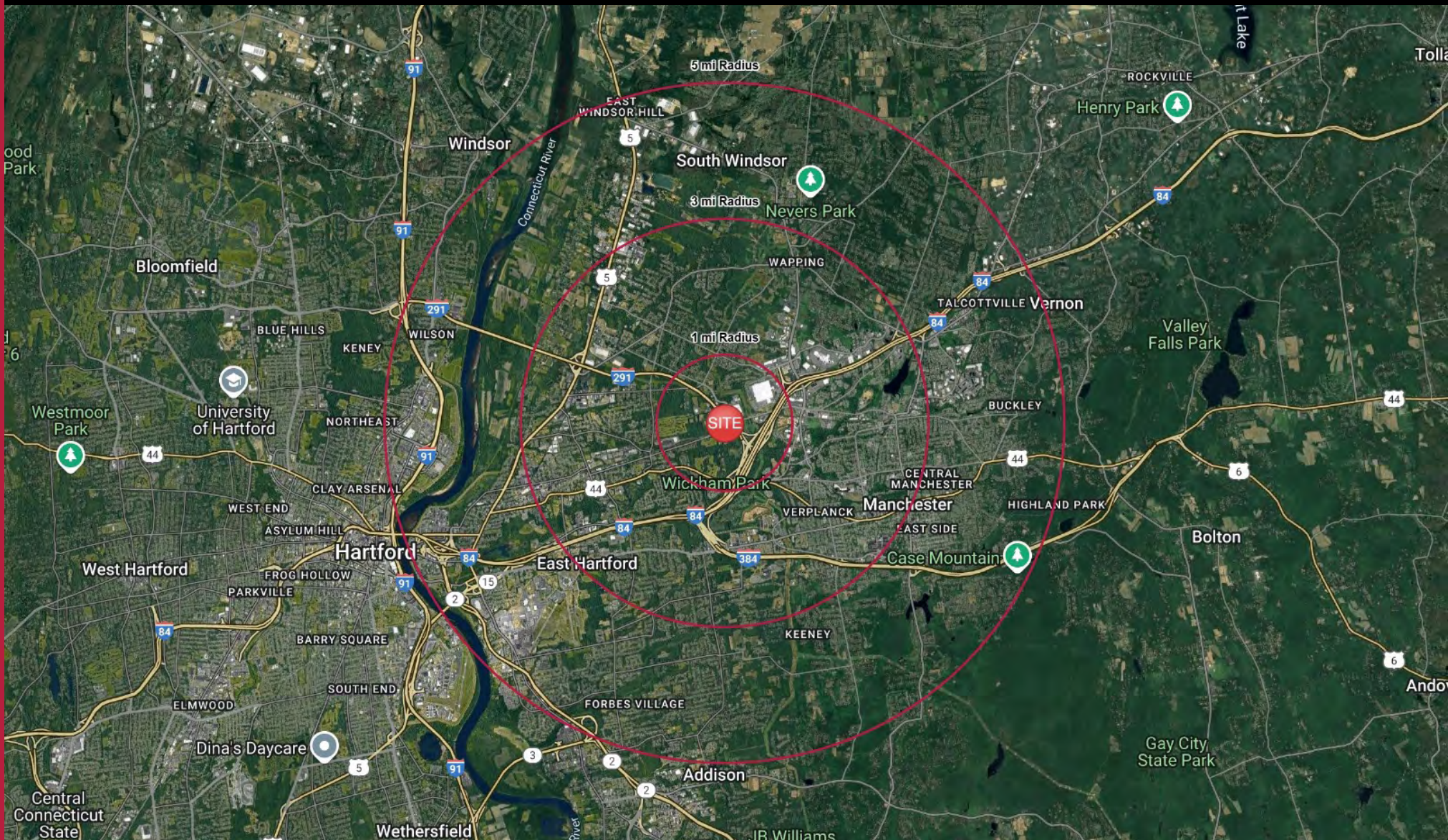
DIRECTLY OFF
INTERSTATE 291



ZONED
INDUSTRIAL








	1-MILE	3-MILE	5-MILE
2024 Population	2,723	66,397	145,726
2024 Average HH Income	\$109,665	\$110,260	\$118,997

Description - Commercial 00

Zone - IND 



JCPenney
LOGISTIC CENTER

49,000 VPD

Raymour & Flanigan
FURNITURE
DISTRIBUTION CENTER

13,359 VPD

4,677 VPD

The Champlin Company

19,000 VPD

East Hartford Golf Club

6,000 VPD

11,225 VPD

**4.84 ACRE
INDUSTRIAL LOT**