

EAST WINDSOR, CONNECTICUT

151 PROSPECT HILL ROAD



FOR LEASE

7,134 SF

Pad Site

SITE OVERVIEW

- ▶ The Location is adjacent to a proposed new Marriott Hotel concept.
- ▶ The approved East Windsor Casino is within 1/4 mile of the site creating a substantial additional traffic generator.
- ▶ Trade area is underserved by quality casual dining opportunities.
- ▶ Bradley International Airport is the 2nd largest airport in New England located 4 miles from the site off I-91.

DEMOGRAPHICS

	Population	Average HHI	Employees
3 Miles	27,115	\$100,825	12,354
5 Miles	64,155	\$103,292	35,513
7 Miles	106,784	\$111,153	65,369
10 Miles	257,018	\$112,146	145,484



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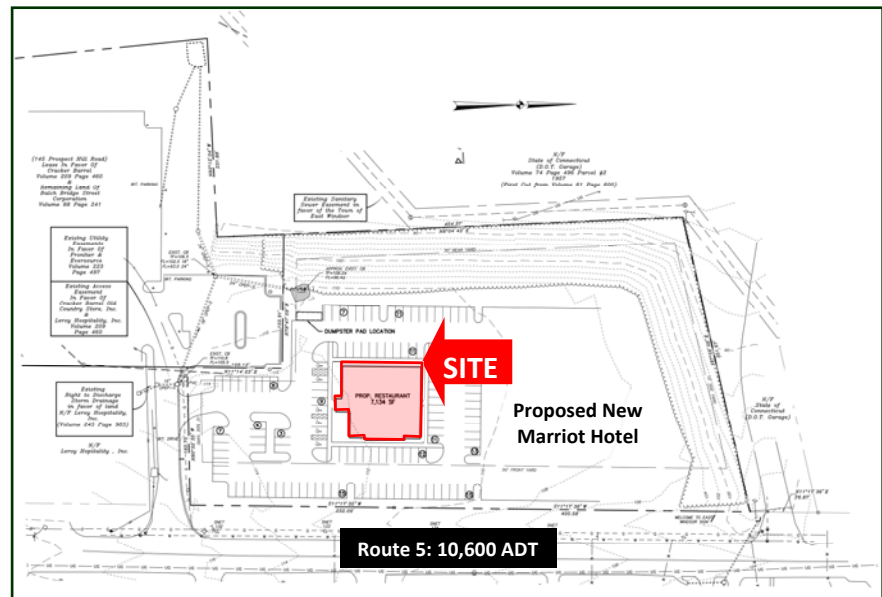
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HIGHLIGHTS

- ▶ This property has high visibility from I-91 and Route 5.
- ▶ Located 15 minutes from downtown Hartford, CT and downtown Springfield, MA.
- ▶ Nearby retailers include Walmart Supercenter, Big Y Supermarket, Cracker Barrell and Comfort Inn.



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