

Big

Walmart

EAST WINDSOR, CONNECTICUT 151 PROSPECT HILL ROAD

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Lincoln Technical Institute

Proposed New Specialty Grocer

FOR LEASE

Pad Site at new grocery anchored strip center adjacent to Cracker Barrel

HIGHLIGHTS

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

EAST WINDSOR, CONNECTICUT 151 PROSPECT HILL ROAD

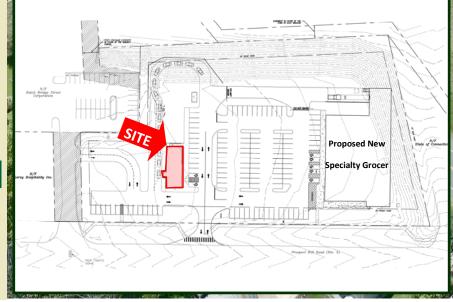
SITE OVERVIEW

- The location is adjacent to a proposed specialty grocer.
- Trade area is underserviced with quality quick and casual dining options.
- Highway signage visibility to over 100,000 vehicles per day on I-91.

POPULATION	
3 Miles	27,115
5 Miles	64,155
7 Miles	106,784
10 Miles	257,018
AVERAGE HH INCOME	
3 Miles	\$100,825
5 Miles	\$103,292
7 Miles	\$111,153
10 Miles	\$112,166
EMPLOYEES	
3 Miles	12,354
5 Miles	35,513
7 Miles	65,369
10 Miles	145,484



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SITE

Proposed New Specialty Grocer

· 10,600 ADT

CRACerporate Realty Advisors

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Route 140: 20,000 AD1