

# New Retail / Office Development

**PAD SITE With Drive-thru Available**

*1095 West Street (Route 229)*

*Southington, CT*

*41°37'05.85N 72°53'49.75W*

**Please call for pricing**

**Pad site with  
Drive-thru  
Available**

**\*Easy access at exit  
31 of I-84**

**\*1,500 +/- ft. from  
Interstate 84**

**For more information  
please contact:**

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**CalabreseAgency.com**

## Property Highlights

- ⇒ Hartford County, Connecticut
- ⇒ Pad site with drive thru can accommodate a 3,000 SF building
- ⇒ 600' frontage on West Street (Route 229)
- ⇒ Traffic Count: 30,000 +/- cars per day
- ⇒ Major traffic corridor to / from Bristol (60,000 + population) to Interstate 84
- ⇒ Signalized entrance
- ⇒ Adjacent to new Courtyard by Marriott hotel, Popeye's Louisiana Kitchen, Silk Nails, Koshi Sushi, Embrace Home Loans, Southington Orthodontics, LiveFit Physical Therapy, and others
- ⇒ Close proximity to ESPN World Headquarters, Target / Lowe's / Michaels / Homegoods power retail center, Home-wood Suites hotel, Residence Inn hotel, Dunkin' Donuts, Chips Restaurant, UCONN Medical Center, and various medical and general office related uses

## *Average HH Income:*

1 Mile:	\$110,421
3 Miles:	\$88,884
5 Miles:	\$81,315

Information provided is purported to be from reliable sources. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal notice. It is suggested that prospective buyers/tenants should carefully verify each item and exercise due diligence.



# 1095 West Street - Southington, CT

Write a description for your map.



1095 West Street - Southington  
Pad Site



Executive Blvd-N

