

For Sale or Lease

Retail Pad Site with Existing Building

70 Ella Grasso Turnpike (Route 75)

Windsor Locks, CT

41°55'11.65" N 72°41'17.44" W

DEMOGRAPHICS

Population

1 miles: 4,641

3 miles: 25,301

5 miles: 47,596

HOUSEHOLDS

1 miles: 1,925

3 miles: 9,493

5 miles: 18,753

Avg. HOUSEHOLDS \$

1 miles: \$93,647

5 miles: \$96,234

3 miles: \$95,784

Property Highlights:

- ⇒ Hartford County, CT
- ⇒ 2,918 SF former Kentucky Fried Chicken with drive thru
- ⇒ 1.22 +/- acres with 82 parking spaces
- ⇒ 200' +/- frontage on Ella Grasso Turnpike (Route 75)
- ⇒ Adjacent to Bradley International Airport (serving 17,000 passengers daily)
- ⇒ Minutes from I-91 via Route 20 West
- ⇒ Site can accommodate larger building

Please call for pricing

Traffic Count 21,000 +/- cars per day



For more information please contact
the
Exclusive Agents:

Ralph L. Calabrese
rlc@calabreseagency.com
Or

R. Calabrese Agency, LLC
553 Plank Road
Waterbury, CT 06705

Phone: (203) 573-0342
www.CalabreseAgency.com

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.

20

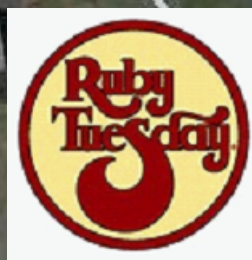
SUBJECT
70 Ella Grass Turnpike (Rte. 75)
Windsor Locks, CT



Ella-Grasso Turnpike

75

Corporate Dr



Loten Dr

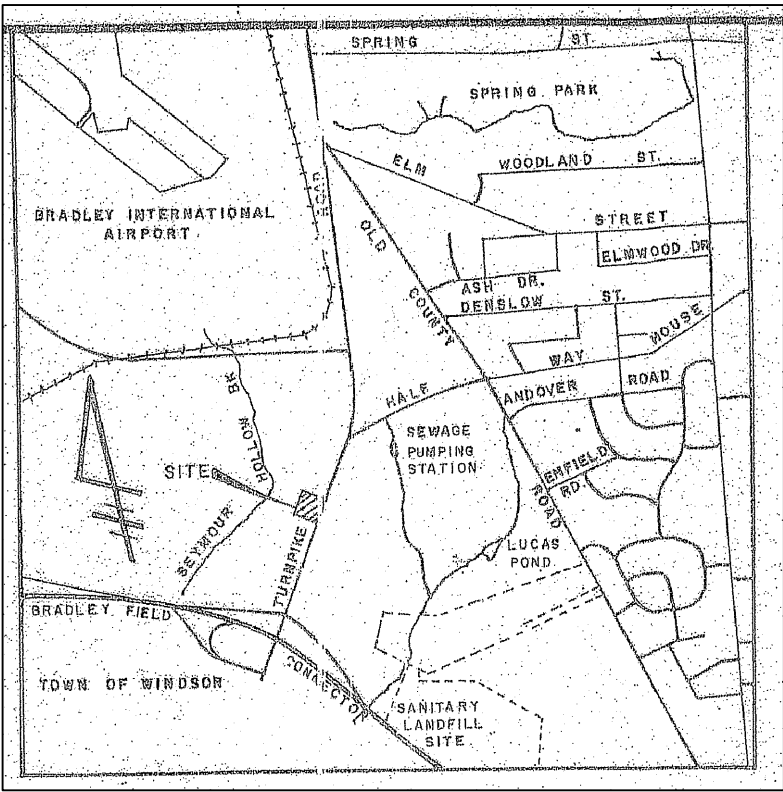
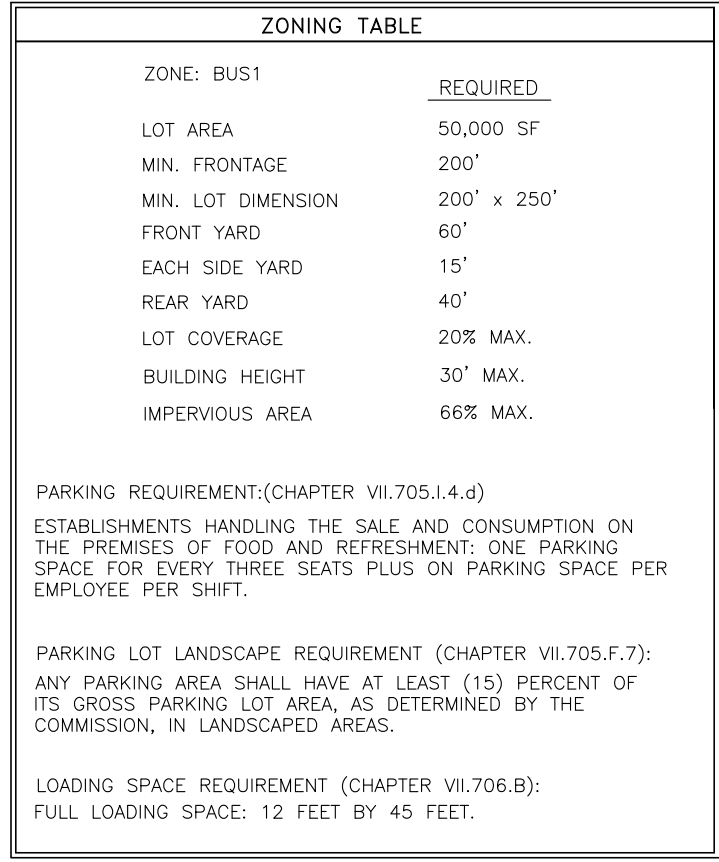
© 2013 Google

Google earth
Concord Way



1992

Imagery Date: 3/29/2012 41°55'09.61" N 72°40'19.35" W elev 176 ft eye alt 3179 ft



LOCATION MAP: N.T.S.

Disclaimer: The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer; and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

NOTES:

1. ZONE: BUS1 (SEE ZONING TABLE)
2. SITE IS SERVICED BY PUBLIC WATER & PUBLIC SEWER.
3. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.
4. PROPERTY IN FLOOD ZONE X PER MAP REFERENCE #10.

MAP REFERENCES:

1. AS-BUILT SURVEY FOR MARRIOTT CORPORATION, TURNPIKE ROAD, TOWN OF WINDSOR LOCKS, STATE OF HARTFORD, STATE OF CONNECTICUT; DATE: 2/25/80; SCALE: 1"=20'-0"; BY ROY I. ROSENBAUM, REGISTERED ARCHITECT; JOB. NO. 79-175.

2. TOWN OF WINDSOR LOCKS, MAP SHOWING LAND ACQUIRED FROM HERBERT C. JEMEL TRUSTEE BY THE STATE OF CONNECTICUT; WIDENING OF ROUTE 75; SCALE: 1"=40'; DATE: MAY 1979; BY STATE OF CONNECTICUT; WINDSOR LOCKS LAND RECORDS VOL. 136, PG. 332.

3. CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP; TOWN OF WINDSOR LOCKS, ELLA T. GRASSO TURNPIKE FROM BRADLEY INTERNATIONAL AIRPORT CONNECTOR NORTHERLY TO THE SUFFIELD TOWN LINE; SCALE: 1"=40'; DATE: NOVEMBER 26, 1990; NUMBER 165-09.

4. PROPOSED SITE PLAN; KFC ST. RT. 75-WINDSOR LOCKS, CT; DATE: 5/20/98; SCALE: 1"=200'; BY THE COLVEST GROUP; FILE NAME: WL-KFC032 DRAWING NO.: C-1

5. PROPERTY OF ERNEST F. AND EVA B. OSTERLING TO BE CONVEYED TO VALENTINO FIANO; REAR HD. NO. 151 TURNPIKE RD, WINDSOR LOCKS, CONN.; DATE: MARCH 1966; SCALE: 1 IN.=100 FT.; BY W.M. ALFORD; MAP 132.

6. BOUNDARY SURVEY PREPARED FOR B&G REALTY, INC.: 64 ELLA GRASSO TURNPIKE, WINDSOR LOCKS, CONNECTICUT; SCALE: 1 IN. = 40 FT.; DATE: JUNE 19, 1989; BY ED LALLY AND ASSOCIATES; MAP #782.

7. PROPERTY OF CATHERINE SOSNICKI; SCALE: 1 IN.=100 FT.; DATE: JUNE 1963 REV. JAN. 1984; BY W.M. ALFORD; MAP 50.

8. 1964, 1975 PROPERTIES; WINDSOR LOCKS, CONNECTICUT; DATE: DEC. 28, 1982 ; SCALE: 1"=100'; BY CLOSE, JENSEN & MILLER; MAP 552.

9. WETLAND DELINEATION; ELLA T. GRASSO TURNPIKE ROUTE 75; SCALE: 1"=20'; DATE: OCT. 14, 2008; BY ENVIRONMENTAL CONSULTING, INC.

10. FIRM FLOOD INSURANCE RATE MAP; HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS); PANEL 216 OF 675; MAP NUMBER 0900302216F, EFFECTIVE DATE SEPTEMBER 26, 2008.

REVISION-7:
REVISION-6:
REVISION-5:
REVISION-4:
REVISION-3:
REVISION-2:
REVISION-1:
PROJECT:
DB: DFH/MPT SR: DFH DR: SVB
REAL:

THIS IS TO CERTIFY THAT THIS MAP OR
PLAN AND THE SURVEY ON WHICH IT IS
BASED WERE MADE IN ACCORDANCE
WITH THE 2011 MINIMUM STANDARD
DETAIL REQUIREMENTS FOR ALTA/ACSM
LAND TITLE SURVEYS, JOINTLY
ESTABLISHED AND ADOPTED BY ALTA
AND NSPS, AND INCLUDES ITEMS 1,
2, 3, 4, 6a, 6b, 7a, 7b(1), 8, 9, 11a,
13 & 17 OF TABLE A THEREOF. THE
FIELD WORK WAS COMPLETED ON
DECEMBER 15, 2015

James N. Sakonchick
CT P.E. & L.S. #11302

kratzert,
jones &
associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS

P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILDALE, CT 06467-0337

PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@CKRATZERTJONES.COM

ALTA/ACSM
LAND TITLE SURVEY

for

WEST CORP, LLC

#70 ELLA GRASSO TURNPIKE
WINDSOR LOCKS, CT

SCALE: 1" = 20'

DATE: MARCH 7, 2016

ROAD.dwg

HALF ONE INCH TWO INCH

INCHES ON ORIGINAL

KJA FILE NO. : 216-015	DRAWING NO. : B-1
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LAYOUT: PROPERTY MAP DATE: Mar 10, 2016 - 12:02pm