

INVESTMENT OPPORTUNITY FOR SALE

1850 West St. (Route 229)

Southington, CT 06489

**10,400 SF Building on 1.46 Acres
Two-story standalone building**



Pricing upon Request



For more information,
Please contact the
Exclusive Agents:

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PROPERTY HIGHLIGHTS:

- ♦ **Corner location at signalized intersection**
- ♦ **Traffic count: 30,000 +/- cars per day**
- ♦ **Easy access at Exit 31 of I-84**
- ♦ **Close proximity to:**

* ESPN world headquarters campus

* Lake Compounce Amusement Park

* Convenient to Lowe's Home Improvement, Target, HomeGoods, Michaels, four quality branded hotels and other commercial developments

- ♦ **Desirable Location in growing area**

R. Calabrese Agency, LLC

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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. No representation is made or implied by the R. Calabrese Agency, L.L.C. or its associates as to the accuracy of the information submitted herein.

To Interstate 84

Subject
1850 West Street
Southington, CT



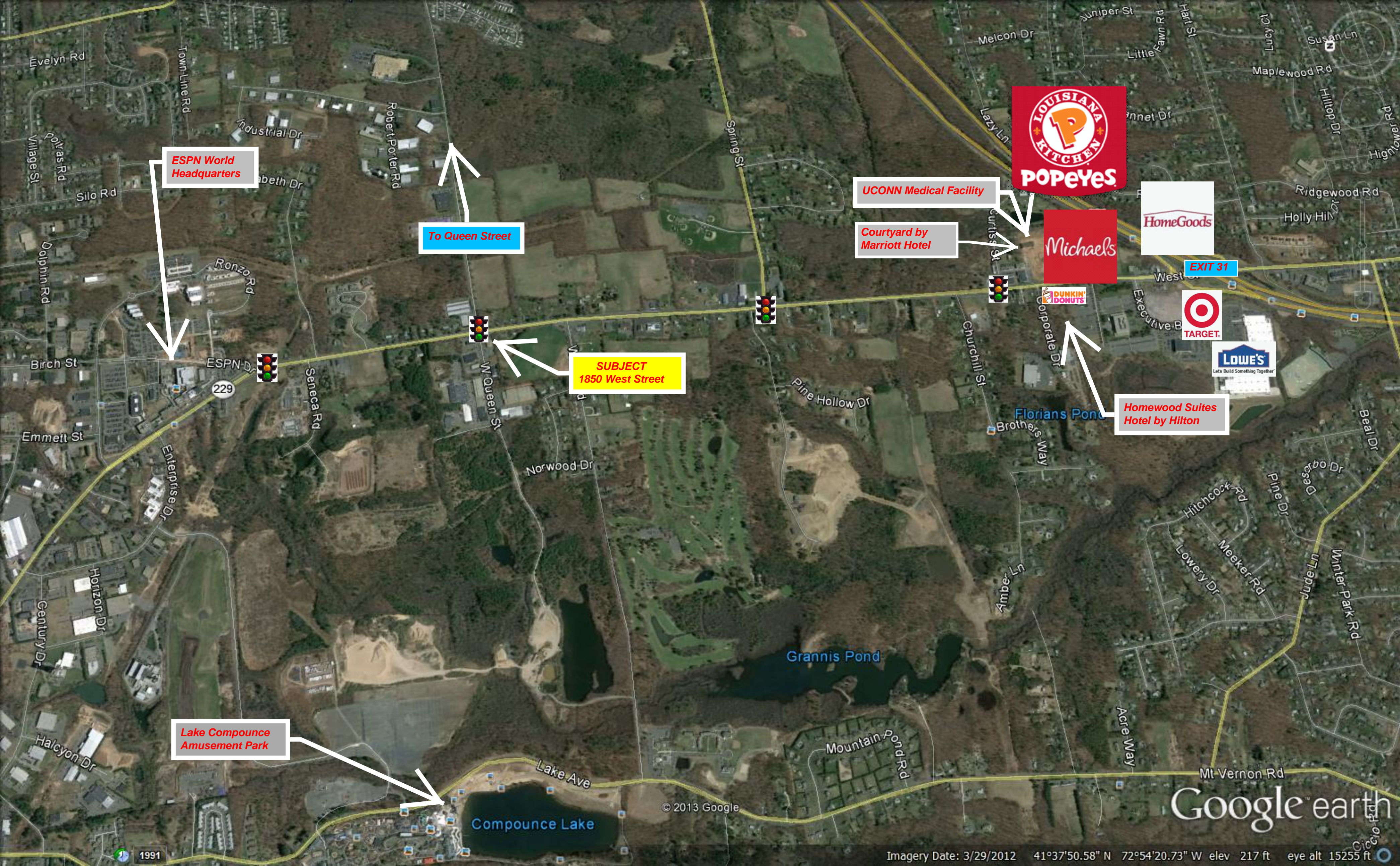
To ESPN

W Queen St

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Google earth

Imagery Date: 3/29/2012 41°38'17.14" N 72°54'02.99" W elev 256 ft eye alt 743 ft



ESPN World
Headquarters

To Queen Street

UCONN Medical Facility

Courtyard by
Marriott Hotel



EXIT 31



Homewood Suites
Hotel by Hilton

SUBJECT
1850 West Street

Lake Compounce
Amusement Park

Google earth

Imagery Date: 3/29/2012 41°37'50.58" N 72°54'20.73" W elev 217 ft eye alt 15255 ft