

For Sale or Lease

75 Spielman Road
South Windsor, CT



TURN-KEY MINIATURE GOLF, ICE CREAM, AND BATTING CAGE OPERATION

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Colliers

Turn-key miniature golf, ice cream, and batting cage operation located just off Route 5 in South Windsor. Fairway Mini Golf is the only operational mini golf course in South Windsor and has been in business for several decades. This is your chance to own a profitable local landmark.

Given the prime location on Route 5, level grading, and subbed utilities, this property is also poised for redevelopment.





Property Overview

Address	75 Spielman Road South Windsor, CT 06074
Total SF	±1,300 SF
Year Built	1978 & 1992
Zoning	CD
Land Site	±0.81 acres
Parking	40 spaces

Sale Price: [Accepting Offers](#)

Land Lease: [Negotiable](#)

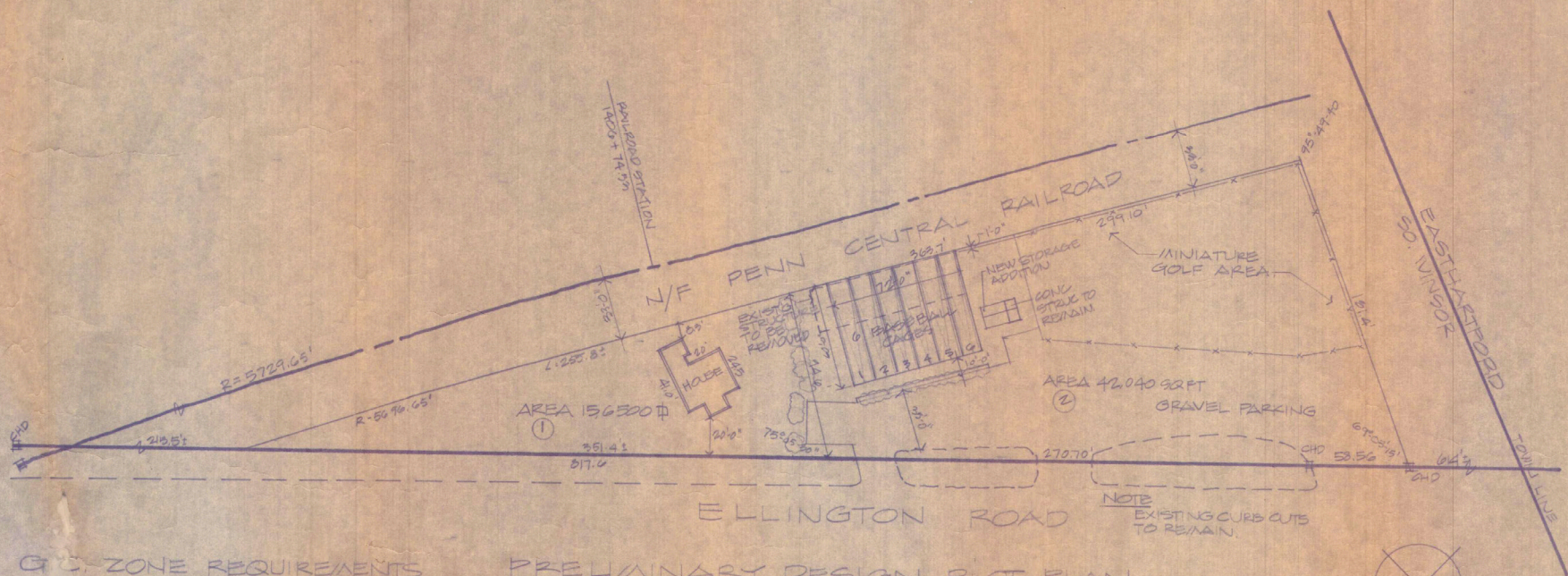
Demographics

	Pop	HH	Avg HH\$
1 MILE	4,194	1,557	\$102,948
3 MILES	49,491	19,367	\$92,594
5 MILES	196,506	79,033	\$86,192

Traffic Counts

John Fitch Blvd & Burnham St S	20,772 vpd
Ellington Rd & John Fitch Blvd NE	13,520 vpd
John Fitch Blvd & Ellington Rd NE	22,759 vpd

Floor Plan



G.C. ZONE REQUIREMENTS

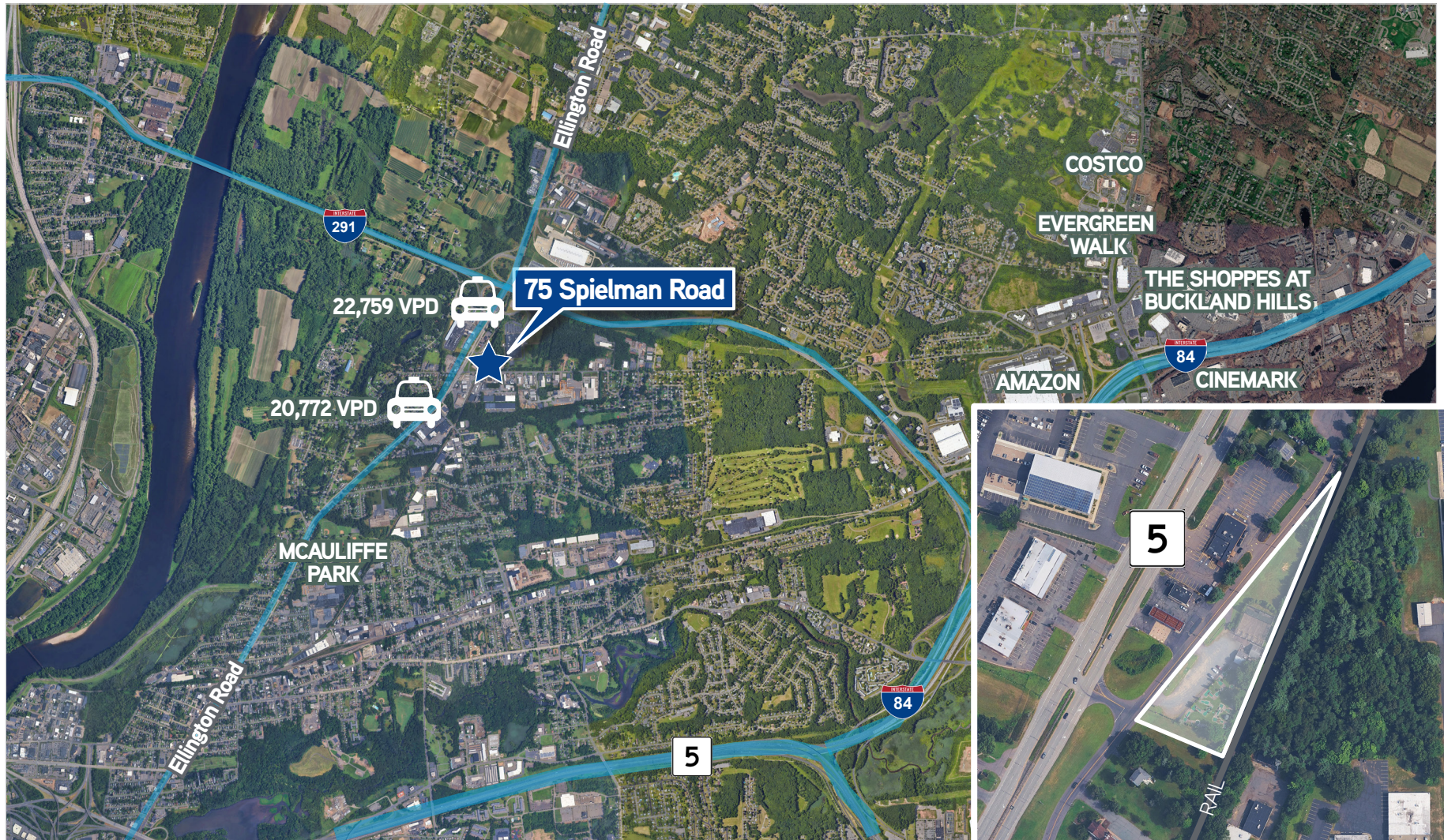
AREA	5,000 SQ FT
LOT WIDTH	100 FT
DEPTH	150 FT
SIDE YARD	10 FT
FRONT YARD	50 FT
REAR YARD	

PRELIMINARY DESIGN PLOT PLAN

SCALE 1"=40'-0"

MDC MARIO diCORCIA DESIGNER
80 ELIZABETH STREET
HARTFORD CONNECTICUT 06105

Location



The property is very well connected to the regional highway network. The existing property directions point to access from I-91, I-291, I-84 and Route 5/John Fitch Boulevard, with I-291 Exit 4 providing a particularly direct route to the site.



For more information, contact:

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