



New England  
Retail Properties, Inc.

**NOW LEASING 2,300 SF ON 2.06 ACRES**



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**TALCOTTVILLE ROAD**

***Excellent Opportunity on Route 83***  
309 Talcottville Road, Vernon, CT

# 309 TALCOTTVILLE ROAD



## PROPERTY DETAILS

|               |                                         |
|---------------|-----------------------------------------|
| BUILDING SIZE | 2,300 SF                                |
| PROPERTY SIZE | 2.06 Acres                              |
| USES          | Retail, medical, service or convenience |



The subject property has excellent visibility from Talcottville Road (Route 83), which has a traffic count of over 24,800 vehicles per day.



309 Talcottville Road is situated on a 2.06 acre parcel with a 2,300 square foot building. The traffic light, located in front of the property, provides easy access into the parking lot which can accommodate for 15± vehicles.



**HIGHWAY ACCESS**  
Approximately 1.1 miles,  
2 minutes to I-84



**DEMOGRAPHICS**  
Heavily populated area:  
+100,000 people within 5 miles



**TRAFFIC COUNT**  
Over 24,800 vehicles  
per day on Route 83

planet fitness

360 Federal Credit Union®

Habitat for Humanity®

Cumberland Farms

MR. SPARKLE CAR WASH



TRAIL RUN  
APARTMENTS

TACO BELL

Wendy's

McDonald's

Friendly's

DUNKIN'

STARBUCKS

SUNOCO

TJ-maxx

ShopRite

HomeGoods

GNC

Moe's southwest grill®

DOLLAR TREE

Denny's

HARBOR FREIGHT

QUALITY TOOLS LOWEST PRICES

WING STOP

HOME SENSE

SALLY BEAUTY

Holiday Inn Express

GOODYEAR

TSC TRACTOR SUPPLY CO.

ALDI

DOLLAR GENERAL

SPARE TIME ENTERTAINMENT

Ninety Nine 99 RESTAURANT & PUB

Ocean State JOB LOT

Firestone

Be smart. Be here. Ann & Hope

THE SALVATION ARMY

STOP & SHOP

TOWN FAIR TIRE

unitedbank

Mobil

REINS NEW STATE DELI

BerkshireBank

RedRoof.

American Eagle

verizon

Auto Zone

CVS

BURGER KING

KFC

meineke

KeyBank

Hanger FABRICATION NETWORK

ECHN Eastern Connecticut Health Network

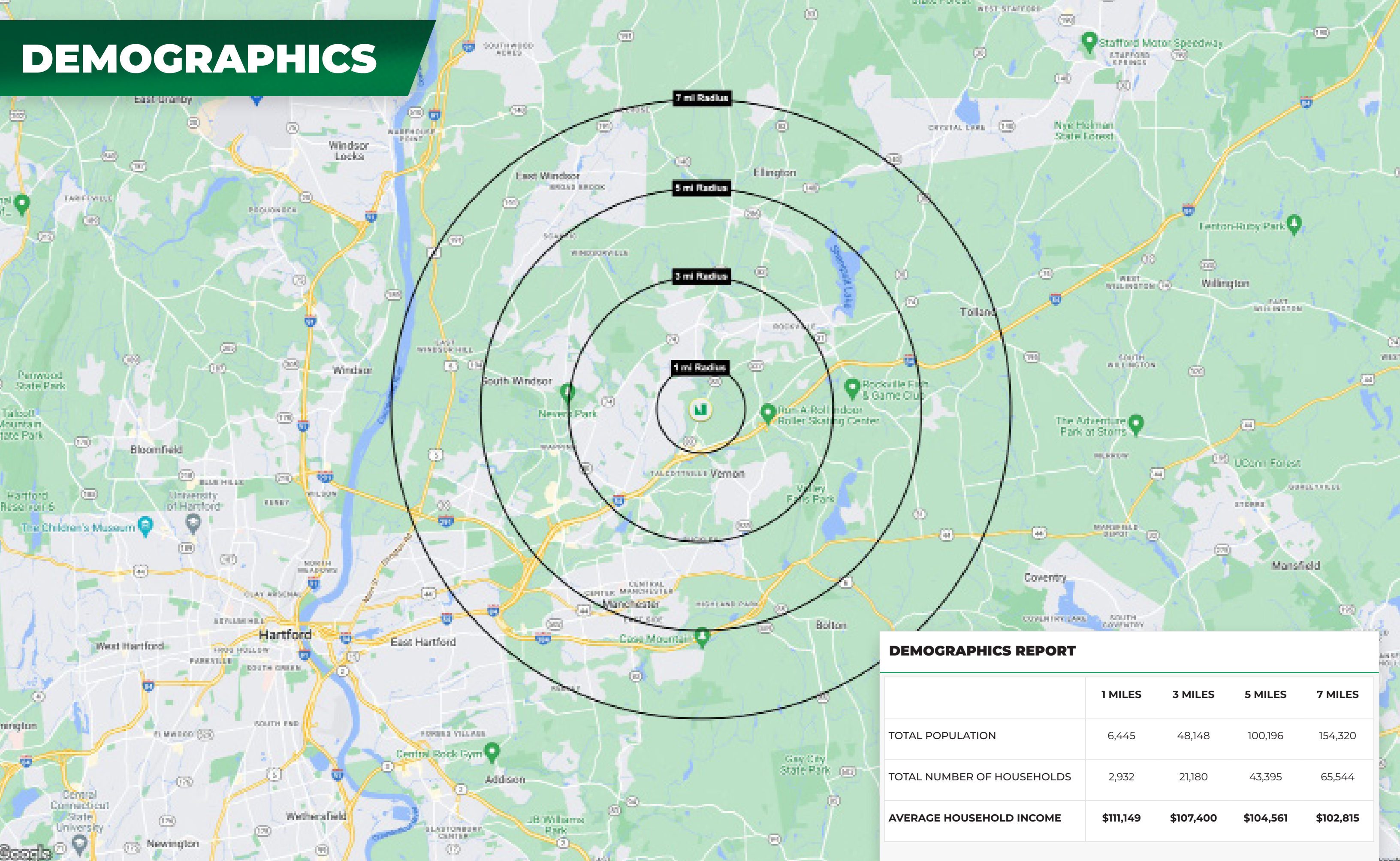
SHELL

SAINT FRANCIS Hospital and Medical Center Womens Care Center

SUPERCUTS

DUNKIN'

# DEMOGRAPHICS



## DEMOGRAPHICS REPORT

|                            | 1 MILES   | 3 MILES   | 5 MILES   | 7 MILES   |
|----------------------------|-----------|-----------|-----------|-----------|
| TOTAL POPULATION           | 6,445     | 48,148    | 100,196   | 154,320   |
| TOTAL NUMBER OF HOUSEHOLDS | 2,932     | 21,180    | 43,395    | 65,544    |
| AVERAGE HOUSEHOLD INCOME   | \$111,149 | \$107,400 | \$104,561 | \$102,815 |



## CONTACT

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