



New England
Retail Properties, Inc.

NOW LEASING ±3.6 ACRE PARCEL



**2,000 - 15,000 SF
(TO BE BUILT)**



CROMWELL AVE.

RHODES RD.



EXCLUSIVE BROKER

MATT HALPRIN

D: 860.529.9000 X 105

halprinm@newenglandretail.com

www.newenglandretail.com

EXCELLENT DEVELOPMENT OPPORTUNITY!

581 Cromwell Avenue, Rocky Hill, CT 06067

581 CROMWELL AVE

RHODES RD.

PROPOSED
3,000 SF
DRIVE-THRU

PROPOSED
10,000 - 12,000 SF
BUILDING

CROMWELL AVE.

ROUTE 3

Not drawn to scale. Suggested buildings can be modified to your specifications.



HIGHWAY ACCESS
Approximately 0.8 miles,
3 minute to I-91



DEMOGRAPHICS
Heavily populated area:
+300,000 within 7 miles



HIGH TRAFFIC AREA
High traffic retail corridor with
over 19,000 VPD on Cromwell Ave

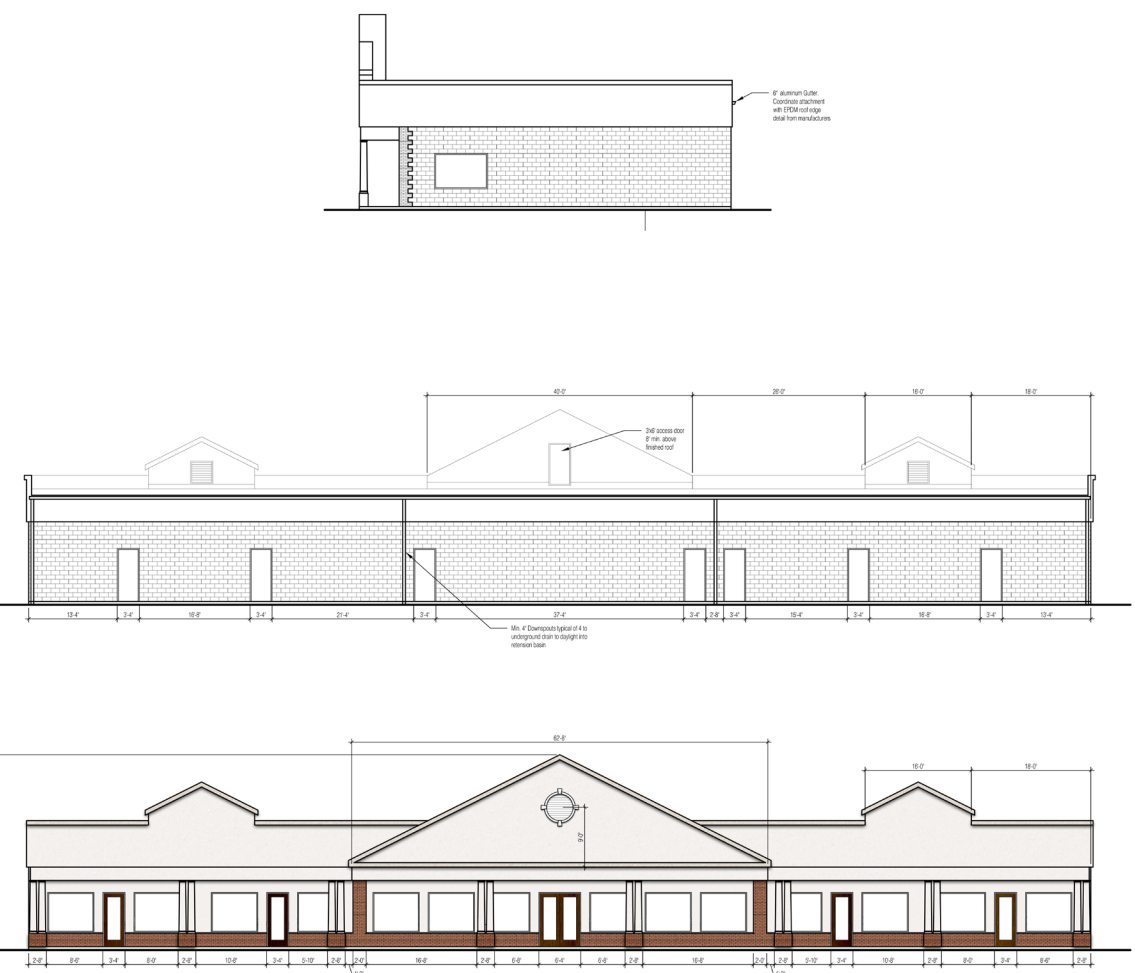
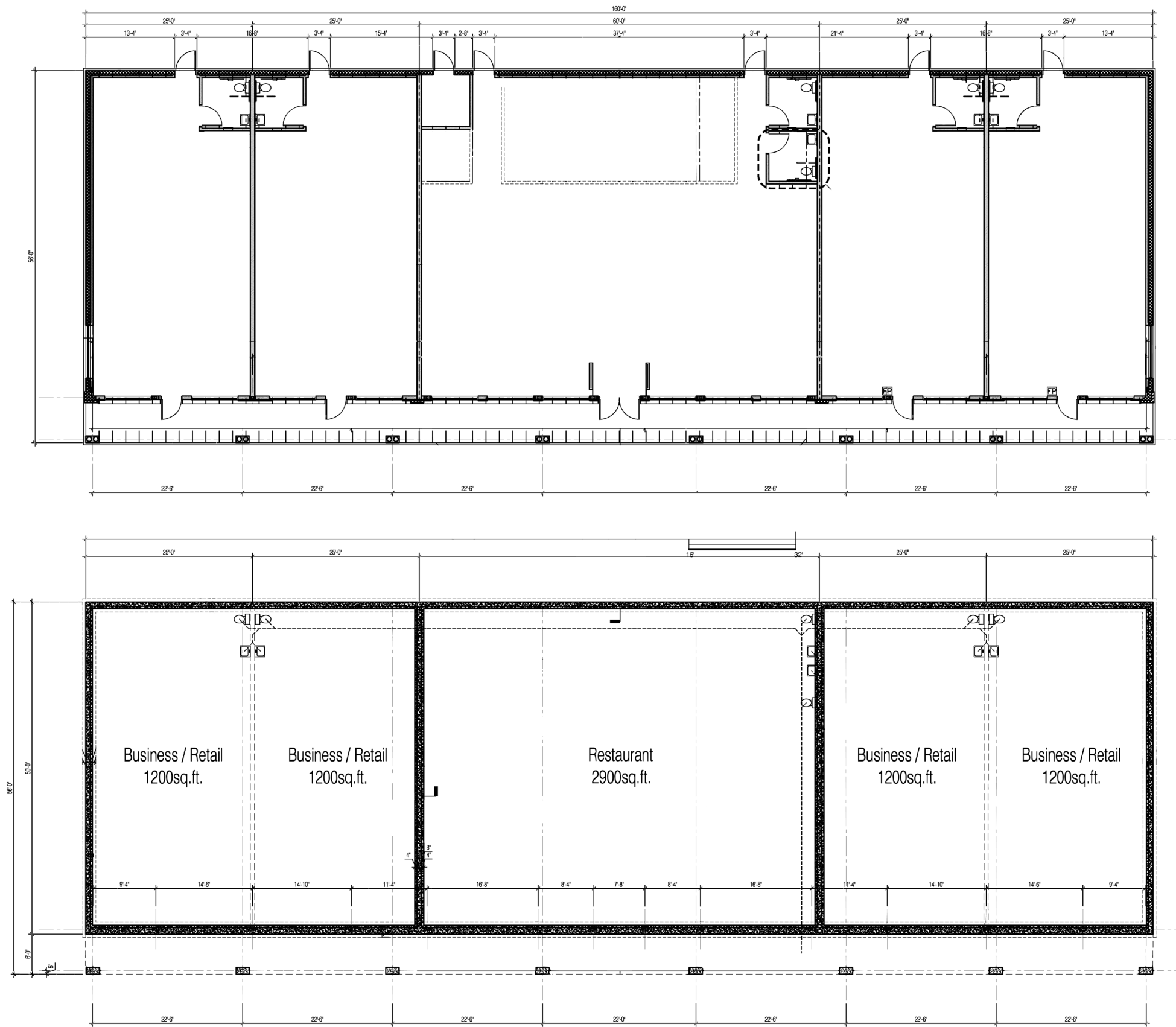


PROPERTY DETAILS | Now Leasing

LOT SIZE	3.62 Acres
PROPOSED	Up to 2,000 - 15,000 SF to be built
USES	Retail, fitness, medical, financial or daycare

This vacant 3.6 acre parcel is an excellent development opportunity, with plans proposed to build up to a 12,000 square foot building plus an additional 3,000 square foot building with drive-thru potential. Positioned amidst a thriving mix of national and local businesses and just minutes away from major highways, this location promises both visibility and convenience.

PROPOSED FLOOR PLAN





PRIME STARBUCKS[®]
Citizens Bank[®] the salad bar

DUNKIN'

Residence Inn[®]
Marriott

Gulf

MODERN TIRE AND AUTO SERVICE[®]
DRIVE SMART, THE MODERN WAY

ELIZABETH'S bella professional Apex Physical Therapy
WKS Michel Angelo's PLATINUM HAIR STUDIO Sweets
FAMILY DENTAL CARE COCONUTS
Rocky Hill Rocky Hill
SUBWAY JAMAICAN KITCHEN UPTOWN
GOLDEN OPPORTUNITIES JEWELERS Consignment

ARCH

TD Bank

ANIMAL HOSPITAL
Rocky Hill
ESTABLISHED 1979

2,000 - 15,000 SF
(TO BE BUILT)

Hampton
by HILTON

Cumberland
FARMS

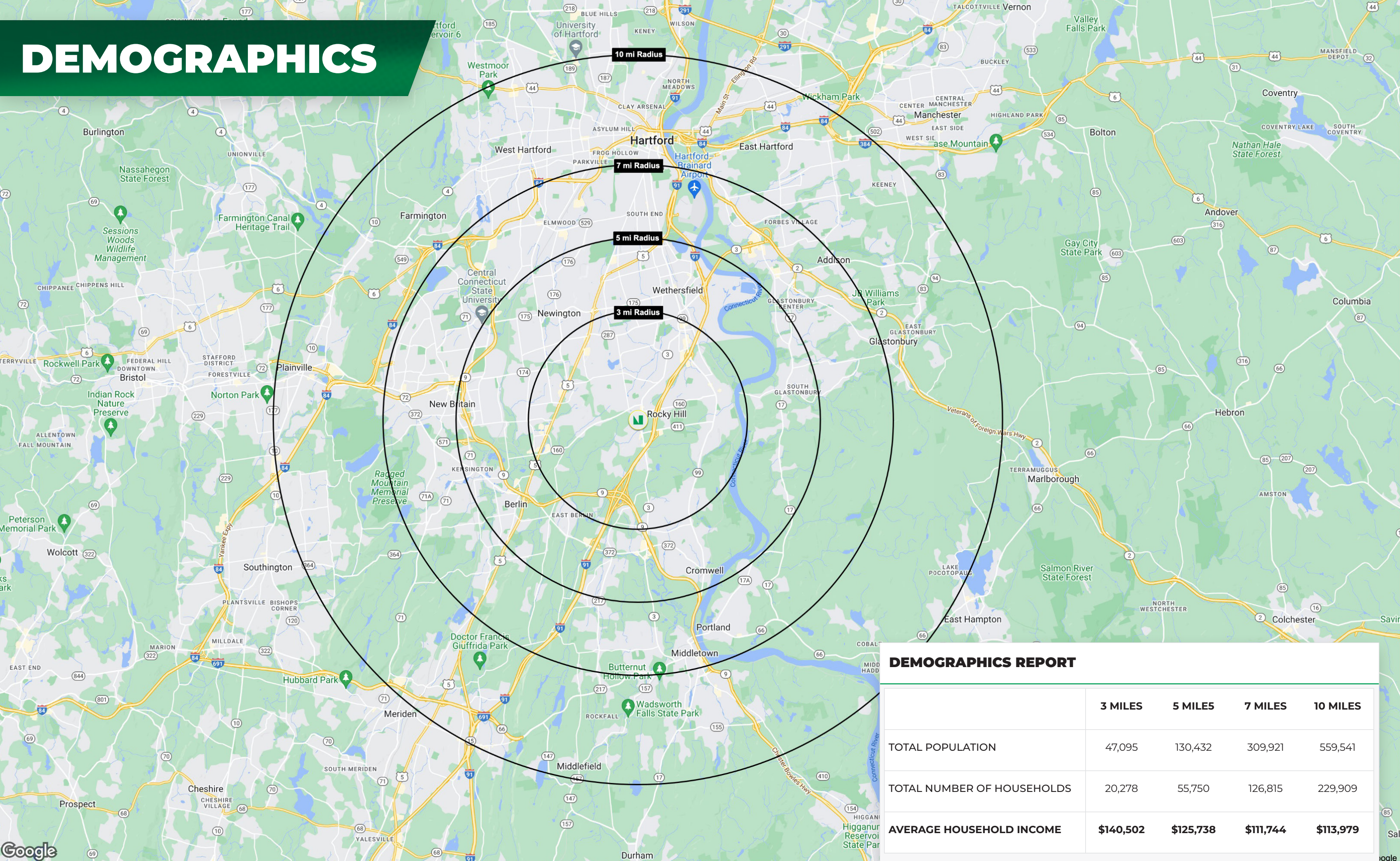
CROMWELL AVE.

ROUTE
3

RHODES RD.



DEMOGRAPHICS



DEMOGRAPHICS REPORT				
	3 MILES	5 MILES	7 MILES	10 MILES
TOTAL POPULATION	47,095	130,432	309,921	559,541
TOTAL NUMBER OF HOUSEHOLDS	20,278	55,750	126,815	229,909
AVERAGE HOUSEHOLD INCOME	\$140,502	\$125,738	\$111,744	\$113,979



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RHODES RD.



**CONTACT
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MATT HALPRIN
D: 860.529.9000 X 105 | C: 860.729.6810
E: halprinm@newenglandretail.com
www.newenglandretail.com

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