

TRAIL RUN PAD SITES

253-273 Talcottville Road, Vernon, CT



PROPERTY OVERVIEW

ADDRESS 253-273 Talcottville Road (Route 83), Vernon, CT 06066

DETAILS

PAD SITES	Up to 3,000-12,00 SF (three(3) pads)
UTILITIES	Sewer, water & gas available
TYPE	Build-to-suit or FOR SALE
USE	Retail, restaurant, medical or bank
RENTAL RATE	Contact exclusive broker for rates

FEATURES

- Fronting 312 luxury apartments (Trail Run)
- High traffic retail corridor with over 27,000 VPD
- Easy access to Interstate-84 (Exit 65)
- Excellent visibility from Talcottville Rd (Route 83)
- KinderCare Learning Center now under construction

ABOUT US

New England Retail Properties, Inc. is a full service commercial real estate development and brokerage company specializing in shopping center leasing, development and investment sales.

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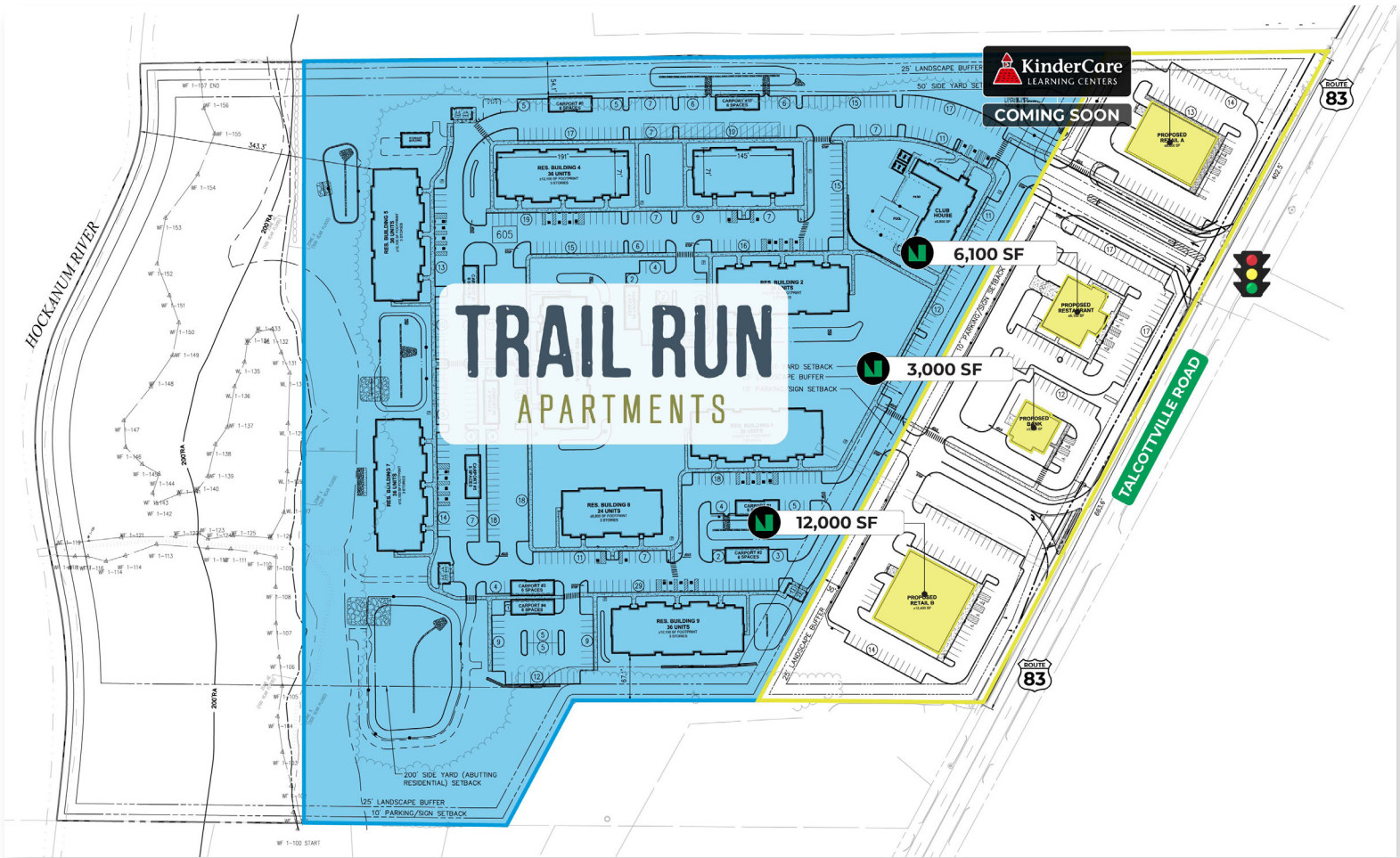
EXCLUSIVE BROKER

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Please visit us at www.newenglandretail.com



PAD SITES AVAILABLE

KinderCare	Under Construction
PAD 2	6,100 SF
PAD 3	3,000 SF
PAD 4	12,000 SF

BUILD TO SUIT OR SALE



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ABOUT TRAIL RUN APARTMENTS

Trail Run Apartments in Vernon offers one and two bedroom luxury apartments with an ultra-convenient location and interiors that are unparalleled. Trail Run consists of 312 total homes plus opportunity for retail/commercial space. Apartments are priced from \$1,450 per month for a studio up to \$2,045 for the largest two bedroom plan.



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DEMOGRAPHICS REPORT

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	48,526	104,051	282,688
TOTAL # OF HOUSEHOLDS	21,443	44,964	115,980
AVG. HOUSEHOLD INCOME	\$106,154	\$103,994	\$105,137

TRAFFIC COUNTS | Average Vehicles Per Day

Talcottville Road (Route 83)	25,626 VPD	Interstate-84 (Exit 65)	170,074 VPD
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