

Discover the perfect retail
space to elevate your business

Colliers

Accelerating success



For Lease

212 Talcottville Road
Vernon, CT 06066

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Introducing a brand-new, 20,000 square foot retail center on Talcottville Road, in Vernon, CT. This ultramodern strip plaza will offer flexible rental spaces ranging from 2,500 to 13,000 square feet, designed to accommodate a variety of corporate retail, bank, restaurant, and service businesses.

Secure your place in Vernon's newest retail destination-perfect for businesses seeking exceptional exposure and a dynamic location to grow. Will be ready for immediate occupancy 2025-2026.

Opportunity

Features & Benefits

- Contemporary construction with customizable floor plans.
- Ample on-site parking for customers and employees.
- Ideal for national brands, local retailers, restaurants, banks, and specialty shops.
- Surrounded by residential neighborhoods, over 500 plus newly constructed apartment homes and townhouses, local parks and a vibrant community ensuring a steady customer base.



Nearby Major Retailers

- The location is in proximity to major retailers including Home Depot, Staples, Big Lots, and Petco, further enhancing the area's appeal to shoppers.
- This new prime retail space is ideal for businesses seeking a high-traffic location in a desirable part of Tolland County. Don't miss the chance to position your business in this thriving retail corridor.



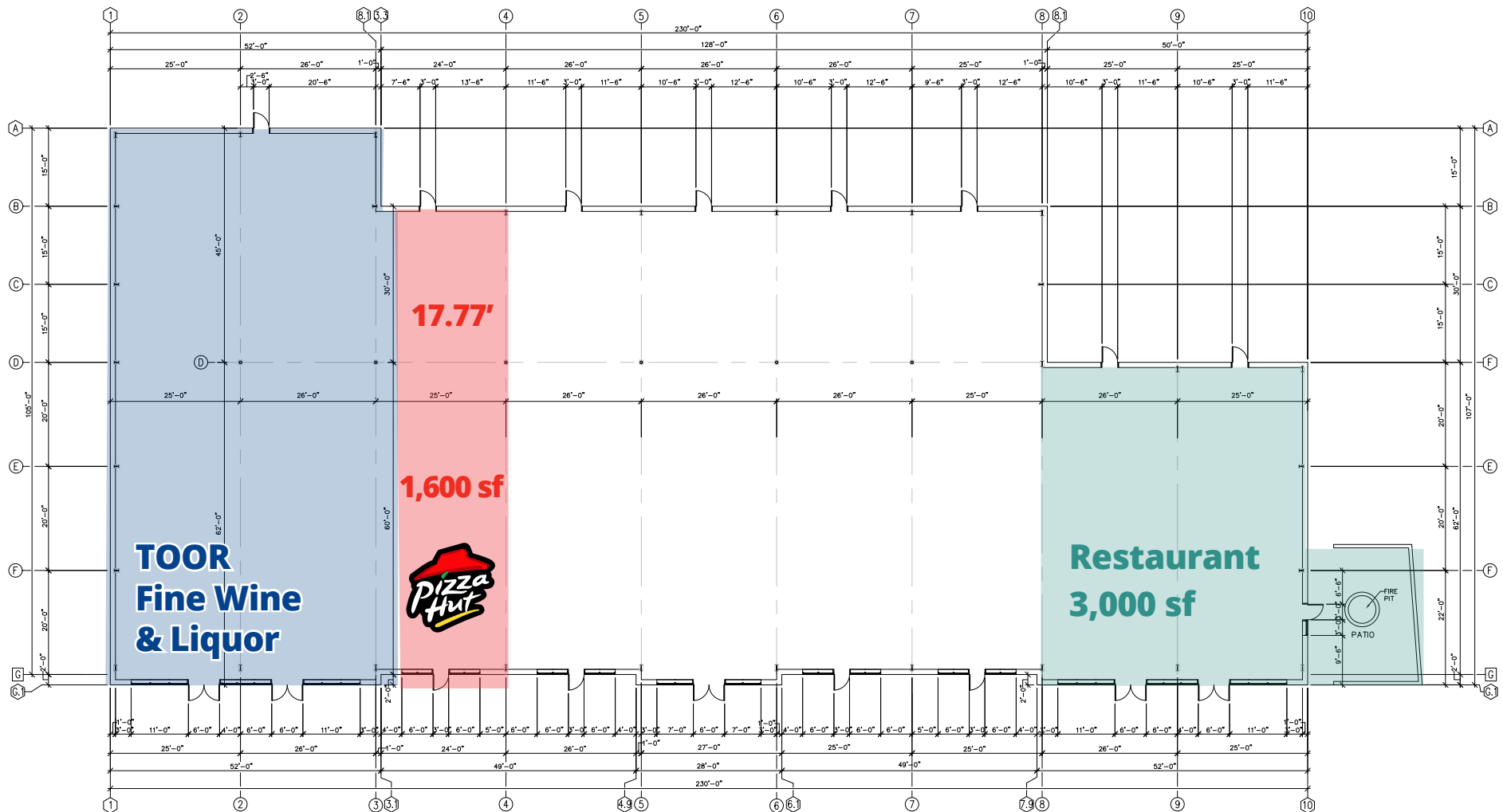
Highlights

- **Strategic Location:** Situated on Talcottville Road (Route 83), a heavily trafficked area with over 28,000 vehicles per day, ensuring high visibility and steady customer flow.
- **Strong Co-Tenancy:** Join a dynamic mix of national and regional retailers in the area that attract a diverse customer base, enhancing cross-shopping opportunities.
- **Modern Infrastructure:** Benefit from a newly constructed building offering contemporary design and amenities suitable for retail, medical, or restaurant use.
- **Ample Parking:** Over 80 on-site parking spaces provide convenience for your customers.
- **Competitive Lease Terms:** Starting lease rate is \$30.00 sqft. (Triple Net), with CAM, Taxes & Insurance estimated at \$6 - \$8 per sq. ft.

Lease Rate:
\$30 - \$35 PSF NNN
New Development



Site Plan



FLOOR PLAN
SCALE: 3/32"=1'-0"

Demographics

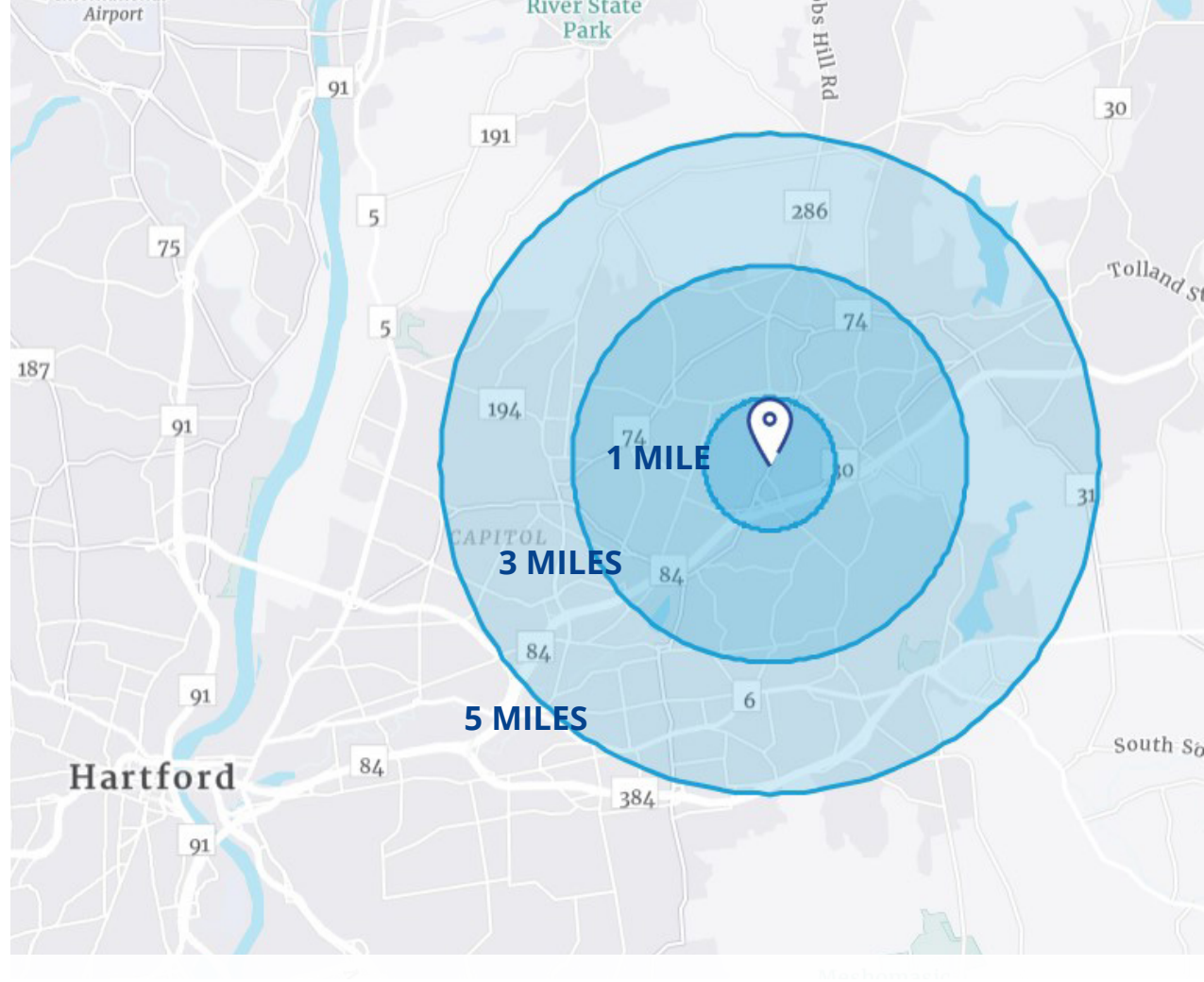
	Pop.	HH	Avg HH \$
1 Mile	5,693	2,525	\$110,101
3 Miles	46,851	19,903	\$95,961
5 Miles	107,350	44,870	\$93,817

Traffic Counts

Talcottville Rd & Allan Dr N	28,629vpd
Talcottville Rd & Dobson Rd NE	21,588vpd
Talcottville Rd & Pitkin Rd	33,822vpd

Prime Location

- Highly - Visible frontage on Talcottville Road (Route 83), a Major commercial corridor in Vernon.
- Convenient easy access to I-84 just 5 mins away, connecting to Manchester, South Windsor, Downtown Hartford, Route 83 allows access to Rockville, Ellington, Tolland and surrounding areas within Tolland County.
- Situated in a thriving retail hub with strong traffic count and established neighboring businesses.
- Strategically positioned within the vibrant Town Center of Vernon, this property will offer seamless access and unparalleled visibility in the bustling retail hub of Talcottville Road. Neighboring tenants include Starbucks, Friendly's, Taco Bell, Stop & Shop, Price Chopper, Dunkin Donuts, CVS, Tri-City Plaza, Bank of America, Great Harvest Bakery ensuring a steady flow of traffic and a dynamic customer base.





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