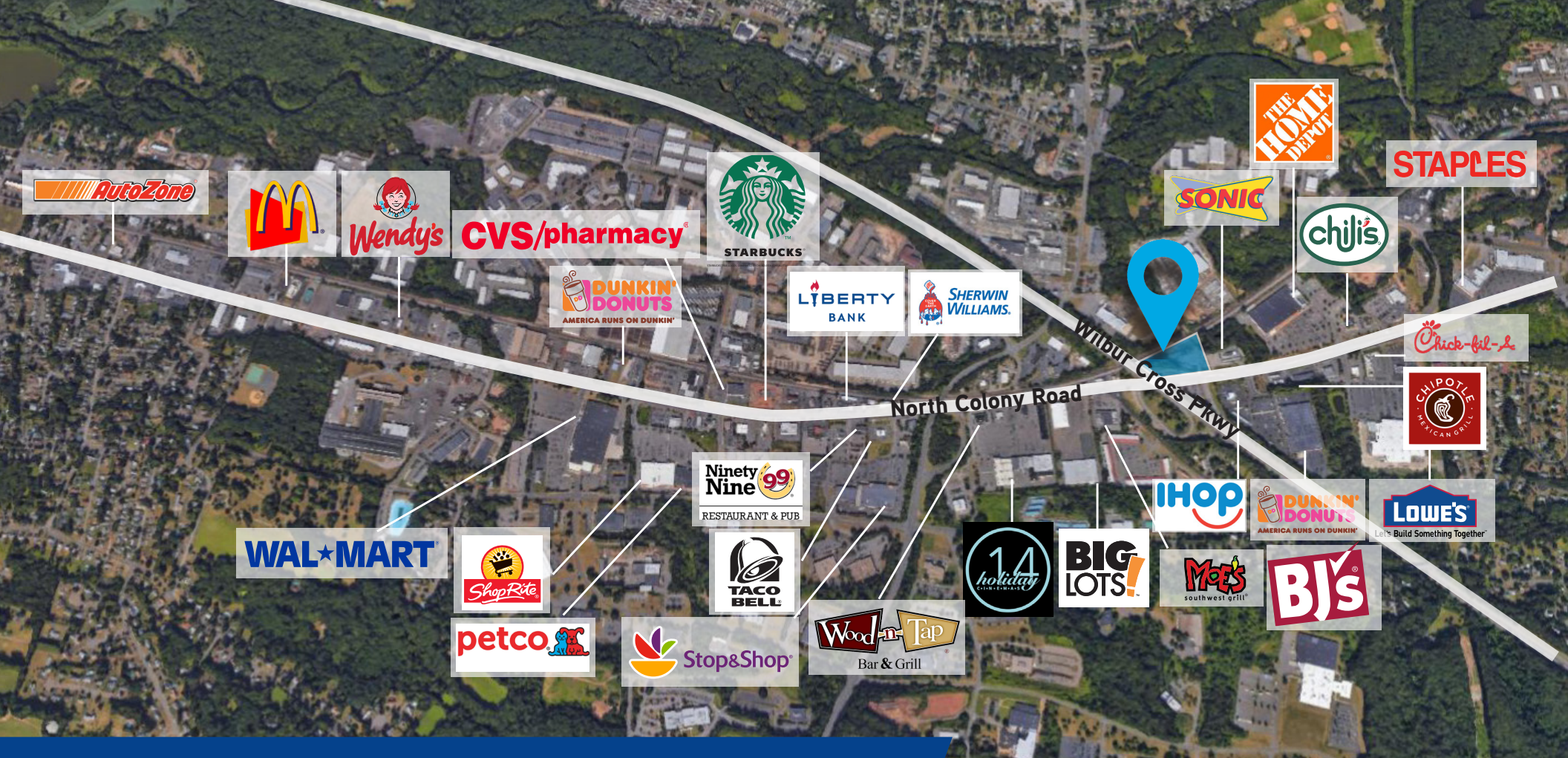




1033 North Colony Road, Wallingford

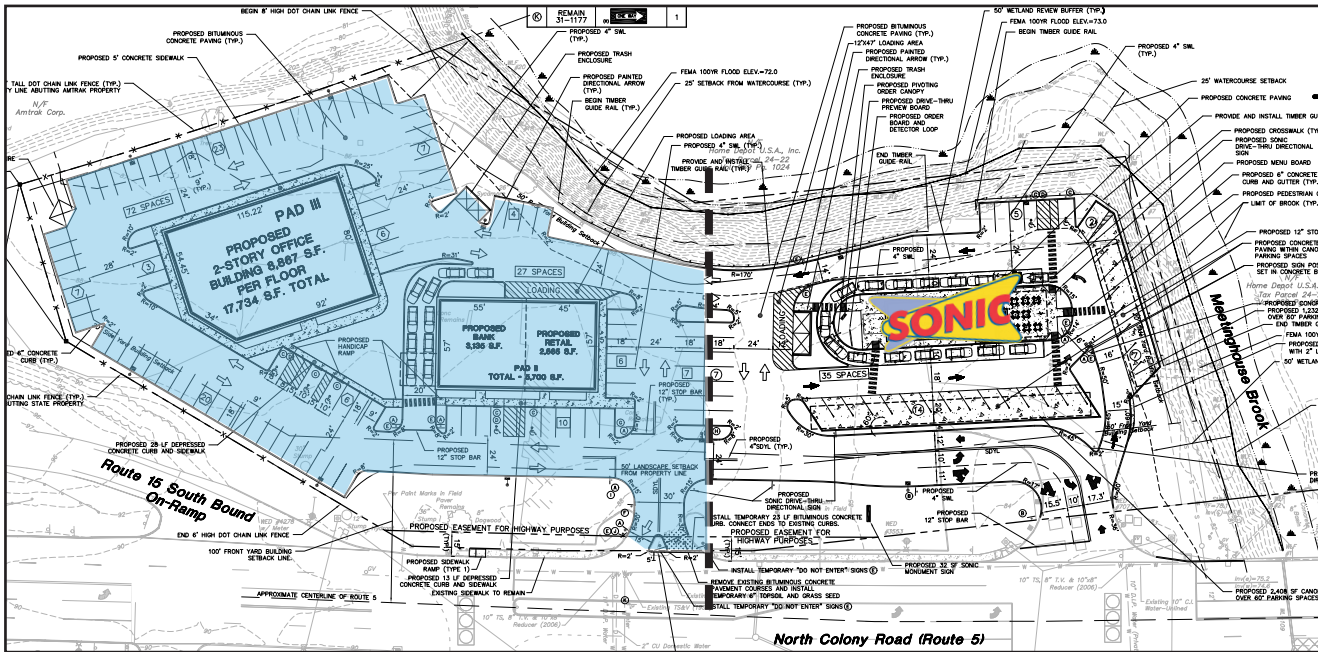
2.25 ACRE GROUND LEASE

26,000 VEHICLES PER DAY | APPROVED PLANS IN PLACE | UTILITIES ON SITE

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DEMOGRAPHICS	1 Miles	3 Miles	5 Miles
Total Population	2,829	51,416	112,103
Total Households	1,156	20,427	43,971
Avg. Household Income	\$82,063	\$70,099	\$69,265

Address:	1003 N. Colony Road Wallingford, CT 06492
Acres:	2.25 Acres
Sub-Dividable	Yes
Zoning:	RF40

1033 North Colony Road, Wallingford, CT

Ground Lease

Colliers International is pleased to present the opportunity to lease 1033 North Colony Road, a 2.25 acre site in Wallingford, CT. The site has a daily traffic count of 26,000 and is located in one of Central Connecticut's most desirable retail corridors. It has approved plans for 23,434 SF of retail and office, featuring a drive through and 99 parking spaces.

- » Located at a major intersection directly across from the Exit 66 off-ramp of Route 15
- » One of the last remaining sites in the Route 5 corridor
- » Established market with outstanding mix of neighboring tenants
- » Approved site plans with utilities on site
- » Flexible RF-40 Zoning which allows for Retail, Restaurant, Financial Institutions, Office, and other uses
- » Adjacent To High Performing SONIC

Contact Us

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