



Lease rate
\$100,000
per acre per year

1604 King Street
Enfield, CT 06082

±1-2 acre retail development site

This is a ±1-2 acre retail development site is located just off I-91 at Exit 46 in Enfield, CT. With its high traffic count and strong demographics, this is an ideal investment for a retail developer.

Features

- 100% level
- Zoning: I-1; Multiple uses allowed including industrial, office and commercial
- Traffic Count: 88,427 vpd (2018) on I-91

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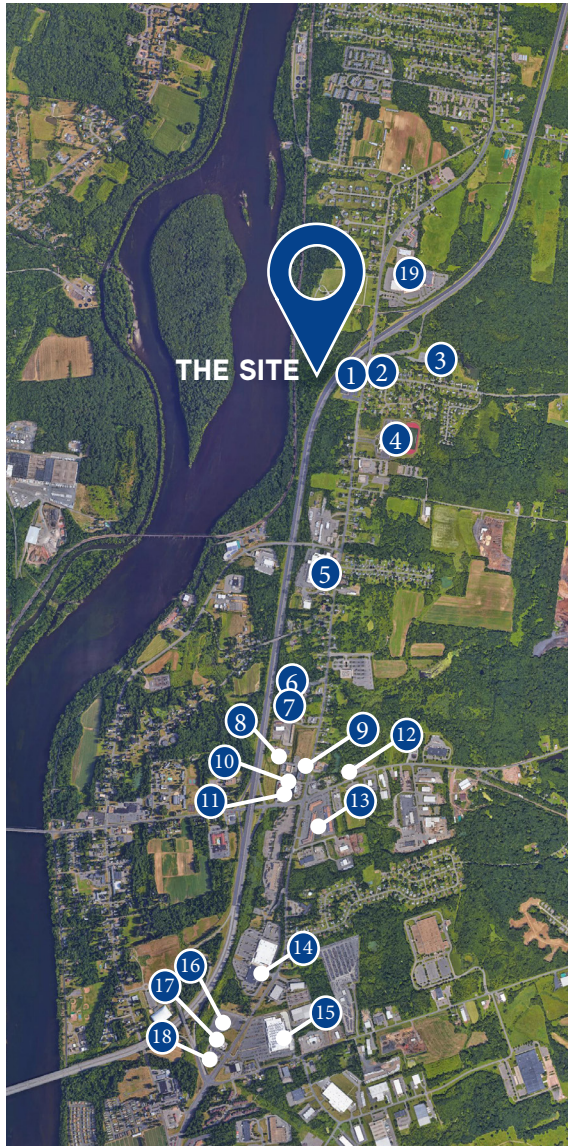
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Demographics

	Pop.	HH	Avg HH \$
3 mile	31,463	12,046	\$101,401
5 miles	70,110	27,854	\$102,482
10 miles	272,348	106,506	\$105,653

Traffic counts

King Street & I-91 (NE)	88,427 vpd
King Street & Weymouth Road	10,400 vpd
King Street & I-91 (NW)	82,586 vpd



Area Amenities

- 1 Mobil Gas Station
- 2 Astros Pizza
- 3 Healthtrax Fitness
- 4 CREC Academy
- 5 The Yarde Tavern
- 6 Burlington Coat Factory
- 7 Ultra Diamonds
- 8 Cracker Barrel
- 9 Comfort Inn
- 10 Burger King
- 11 Wayback Burgers
- 12 Dunkin Donuts
- 13 Sofias Plazas Including:
Webster Bank
Subway
Friendly's
Verizon & More
- 14 Big Y
- 15 Walmart Supercenter
- 16 Wendy's
- 17 KFC
- 18 United Bank
- 19 Enfield Inn

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