

FOR SALE > RETAIL/DEVELOPMENT SITE



80 Fenn Rd & 36 Holly Dr

NEWINGTON, CT 06111



80 Fenn Road & 36 Holly Drive

Colliers International is pleased to present a +/-7 acre retail site in Newington, Connecticut. This site is a high-traffic location near the Newington and West Hartford border, with high density housing in the area. This parcel is located next to Central State University and a new CTFastrak location.

DIRECTIONS

From Hartford, take I-84 West. Take Exit #39A for CT-9 South. At Exit #29, take ramp right for Ella Grasso Blvd toward Newington. Turn left onto Ella Grasso Road. Bear left onto Fenn Road.

Property Highlights

- > +/-7 acres for sale
- > Two buildings:
 - 65,000 SF existing building
 - 19,000 SF existing building
- > 500' frontage on Fenn Road
- > Signalized intersection
- > Traffic Count: 27,700 VPD
- > 200+ parking
- > CCSU, West Farms Mall, CT Fastrak
- > Tenant income of \$90,000 NOI (11,500 SF)
- > Sale Price: \$5,000,000

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80 Fenn Rd & 36 Holly Dr > Demographics

	Pop.	HH	Avg HH \$
1 Mile	6,548	1,983	\$70,850
3 Miles	94,210	37,178	\$66,830
5 Miles	241,027	94,077	\$72,852

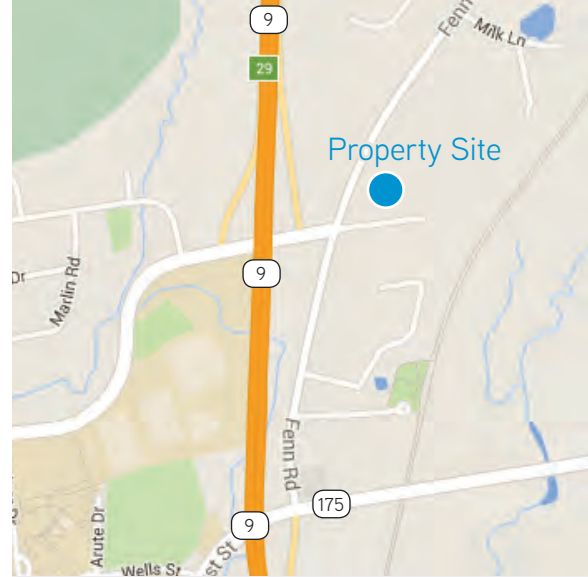
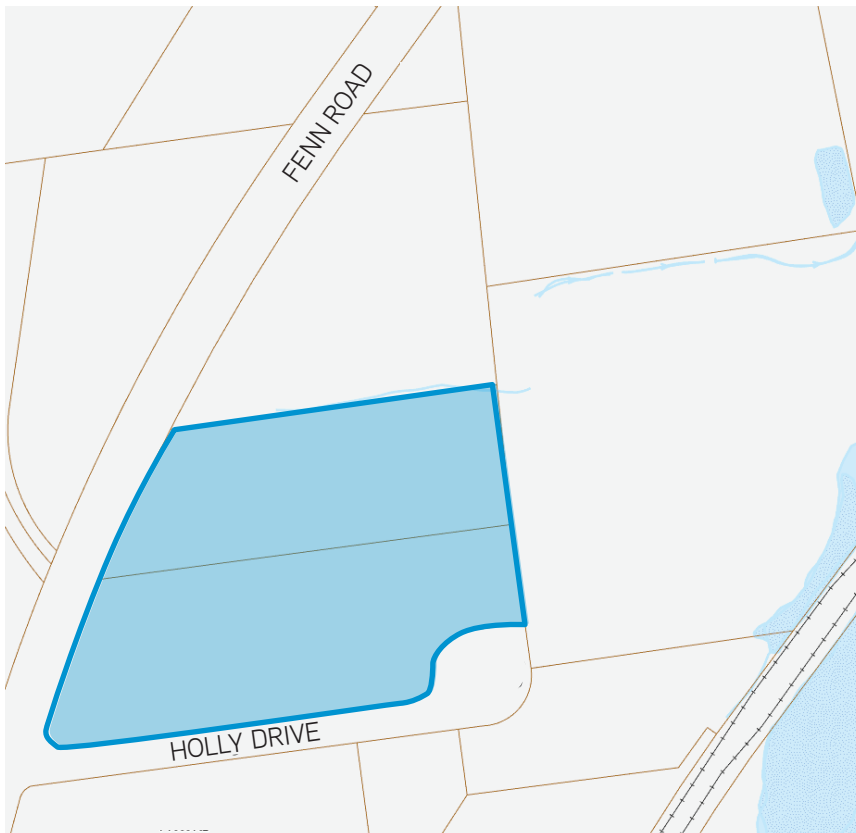
TRAFFIC COUNTS

Fenn Road & Barbour Road S 14,100 VPD

Fenn Road & Barbour Road N 27,700 VDP

State Hwy 9 & Ellagrasso Road 19,800 VDP

80 Fenn Rd & 36 Holly Dr > GIS Mapping



Contact Us

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Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

