

FOR LEASE > FREE STANDING RESTAURANT

# Sofias Plaza



122 PROSPECT HILL ROAD, EAST WINDSOR, CT 06088



**3,978 SF FREE-STANDING BUILDING WITH FREEWAY VISIBILITY & PYLON SIGNAGE**



For more information, contact

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**THIS PROPERTY IS IDEALLY LOCATED IN FRONT OF SOFIAS PLAZA WITH FRONTAGE ON WELL-TRAVELED PROSPECT HILL RD, JUST OFF I-91 ACROSS FROM FUTURE CASINO SITE.**

## 122 Prospect Hill Road > Demographics

	POP.	HH	AVG HH \$
1 Mile	1,649	676	\$72,282
3 Miles	27,224	10,864	\$89,897
5 Miles	63,886	25,198	\$95,579

### TRAFFIC COUNTS

Prospect Hill Rd & Bridge St	10,600 VPD
Bridge St & I-91	20,000 VPD
I-91 & Bridge St	94,000 VPD

## Building Amenities

- > 3,978 SF free-standing building
- > B-2 Zoning
- > Freeway visibility
- > Pylon signage
- > Ample parking
- > 101' frontage on Prospect Hill Rd
- > Built in 1999
- > Lease Rate: \$24.00/SF NNN

### DIRECTIONS

From Hartford, take I-91 North. Take Exit 45 and turn right onto CT-140 East. Turn right onto US-5 South. The property is on the left.





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