

FOR SALE OR LEASE > LAND



49 Buckland Street

MANCHESTER, CT 06042



49 Buckland Street > Land

Colliers International is pleased to present 49 Buckland Road, a 0.72 acre site in Manchester, CT for sale or lease. This retail land is ideally located just off heavily traveled I-84 next to the entrance of Buckland Mall.

From Hartford, take I-84 East. At Exit 60, take ramp right for US-44/US-6. Turn right onto US-6/US-44. Keep straight onto Middle Turnpike West. Keep left onto New State Road. Turn left onto Adams Street. Keep straight onto Buckland Street.

Building Amenities

- > 0.72 acre site
- > Traffic count: 110,700vpd at I-84 & Buckland Street
- > Located next to Buckland Mall entrance
- > Retail/business zoning
- > Lease Rate: \$40,000 annual ground lease (NNN)
- > Sale Price: \$599,000

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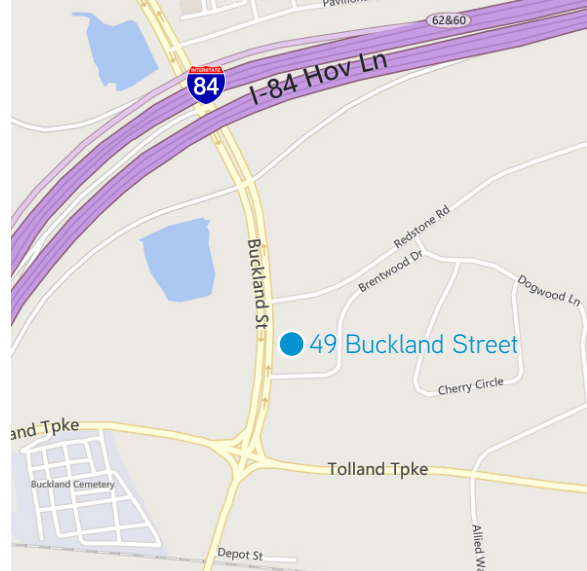
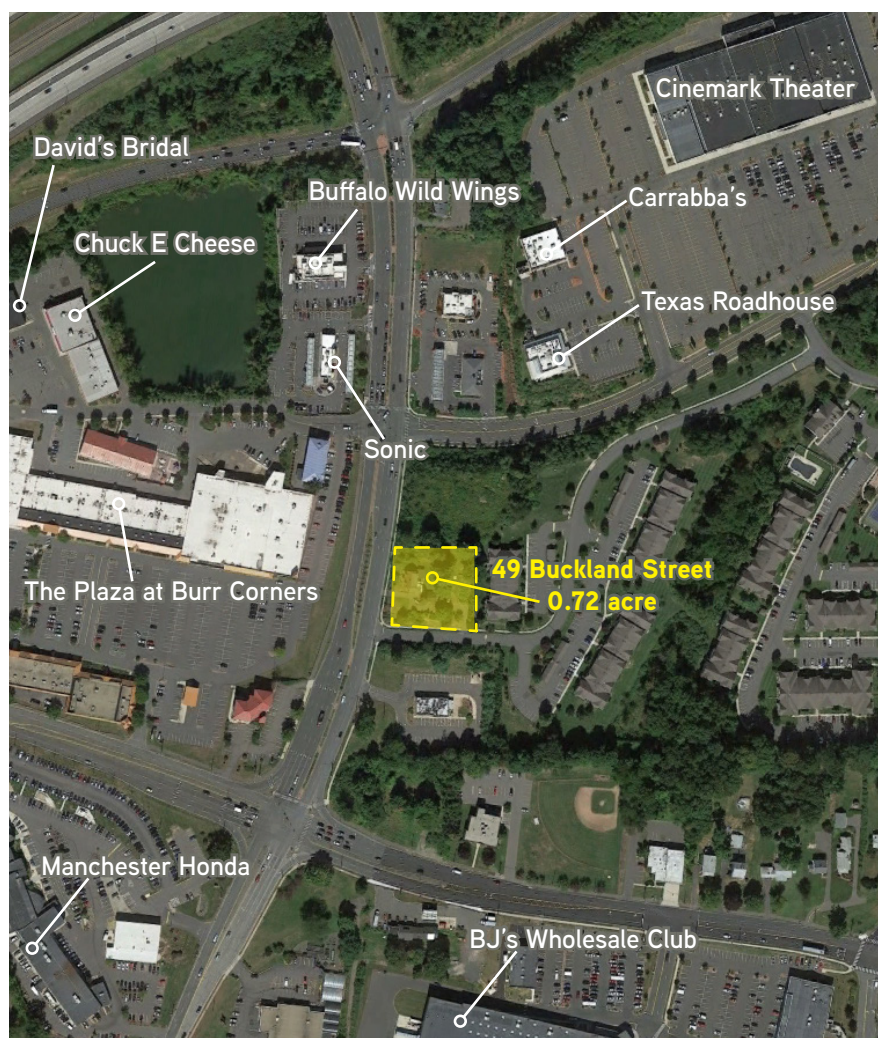
49 Buckland Street > Demographics

	Pop.	HH	Avg HH \$
1 Mile	6,433	2,997	\$75,971
3 Miles	67,960	28,591	\$74,025
5 Miles	132,710	53,741	\$82,275

Traffic Counts

I-84 & Buckland Street	110,700 vpd
Buckland Street & Brentwood Drive	23,100 vpd
Tolland Turnpike & Adams Street	19,300 vpd

49 Buckland Street > Aerial



Contact Us

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