

# INVESTMENT DEVELOPMENT PROPERTY FOR SALE

2418 Main Street, Rocky Hill, CT 06067



**REDUCED PRICE**  
**\$3,500,000**

## Opportunity

To acquire the 295,000 SF Ames Building in Rocky Hill, Connecticut.

## Location

2418 Main Street is located on busy Route 99, Main Street, Rocky Hill. It is conveniently located one mile from I-91 and 15 miles from Bradley International Airport.

Zoned C-M, located in a rehabilitation area, this property has many potential uses. Can be used for retail/apartments, apartments, commercial, self-storage, mixed use, etc.

## Building Size

> 295,000 SF

## Site Size

> 12.67 acres

## Zoning

> C-M

## Year Built / Expanded

> 1965

## Demographics

	1 Mile	3 Miles	5 Miles
2016 Total Population:	4,968	33,213	101,252
2016 Total Households:	2,303	13,851	42,157
Median Household Income:	\$65,106	\$81,670	\$82,843

## Traffic Counts 2015

Collection Street	Cross Street	Traffic Volume/Day	Distance From Subject
Main St	Garden St	13,298	0.08
Silas Deane Hwy	Joiners Rd	14,362	0.21
Main St	Stepney Cir	12,139	0.59
Silas Deane Hwy	Belaire Cir	15,656	0.68

*\* As defined in the lease but not verified for accuracy*

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## Directions

Take I-91 S. Take exit 24 to merge onto CT-99 S toward Rocky Hill. Property is on the left after you cross Elm Street and across from Garden Street.

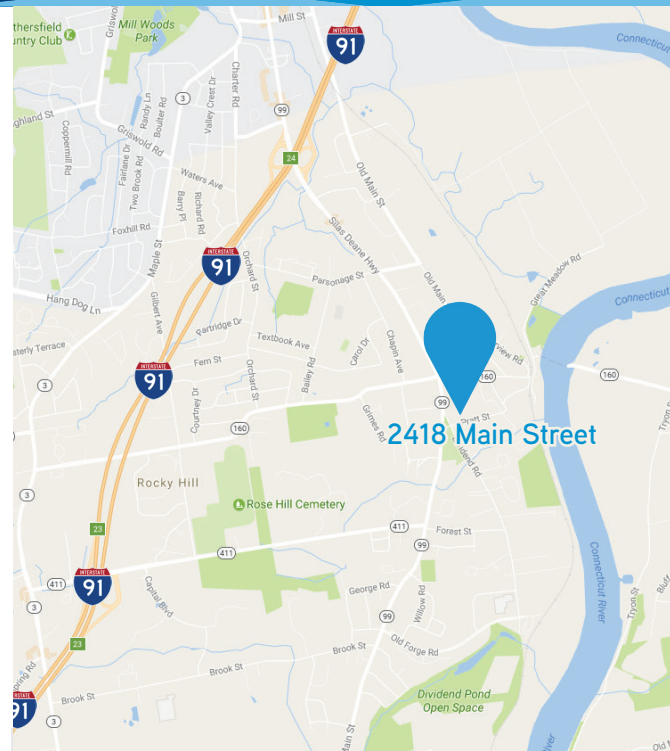
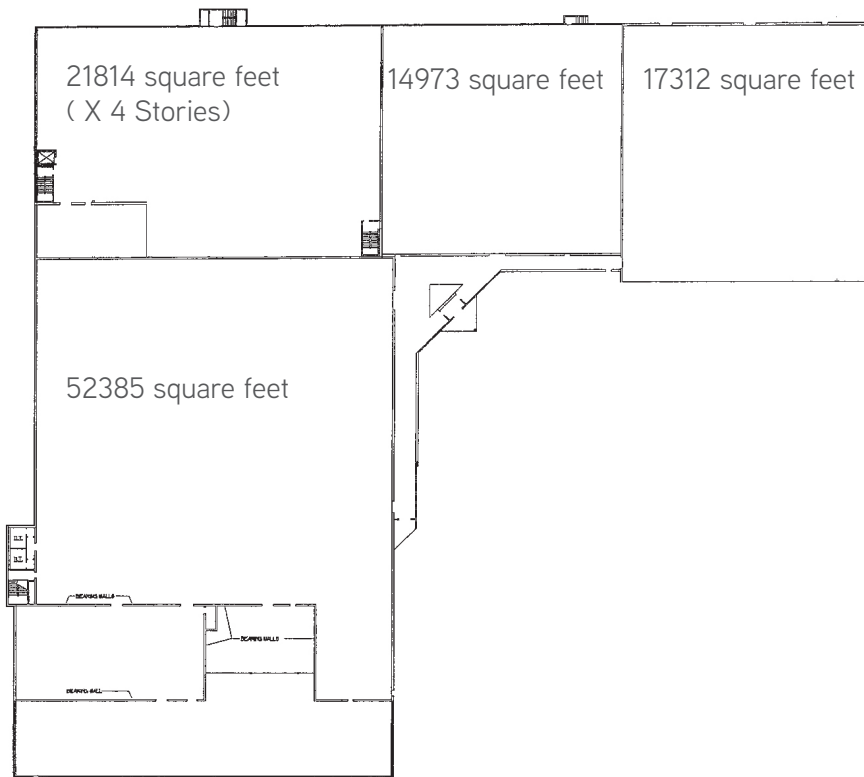
## Property Taxes (2017)

\$109,517

## Price

\$3,500,000

## Floor Plan



## Contact Us

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