



# Industrial/Retail for sale

## High Traffic Count

VIEW ONLINE 

[colliers.com/hartford](http://colliers.com/hartford)

**FOR SALE** | 10 JOLLEY DRIVE / 550 COTTAGE GROVE ROAD, BLOOMFIELD

Colliers International is please to present this excellent 12,600 SF industrial/retail building which includes a 5,000 SF office/showroom. There are an additional 2,000 SF which includes 4 loading docks. The property is on heavily traveled Cottage Grove Road in Bloomfield, CT.

- Free standing
- 51 parking spaces
- 1.56 acres
- Zone I-1
- Four loading docks
- High traffic counts - 27,600 cars daily
- Many neighboring national stores

Sale Price

**\$695,000**

**Nicholas Morizio, CRE, SIOR**

+1 860 616 4022

[nicholas.morizio@colliers.com](mailto:nicholas.morizio@colliers.com)

**Terri Rockefeller**

+1 860 616 4017

[terri.rockefeller@colliers.com](mailto:terri.rockefeller@colliers.com)

**Colliers International**

864 Wethersfield Avenue

Hartford, CT 06114

P: +1 860 249 6521



Accelerating success.

### Traffic Counts



#### Traffic Counts (2016)

	Cars/Day
Cottage Grove Rd./West Ln.	27,600
Cottage Grove Rd./Cyrus Ln.	27,736
Bloomfield Ave./Cottage Grove Rd.	16,300



### Demographics

#### Average Household Income (2017)

1 Mile:	\$71,168
3 Mile:	\$76,228
5 Miles:	\$57,333

#### Current Population (2017)

1 Mile:	4,534
3 Miles:	52,844
5 Miles:	160,706





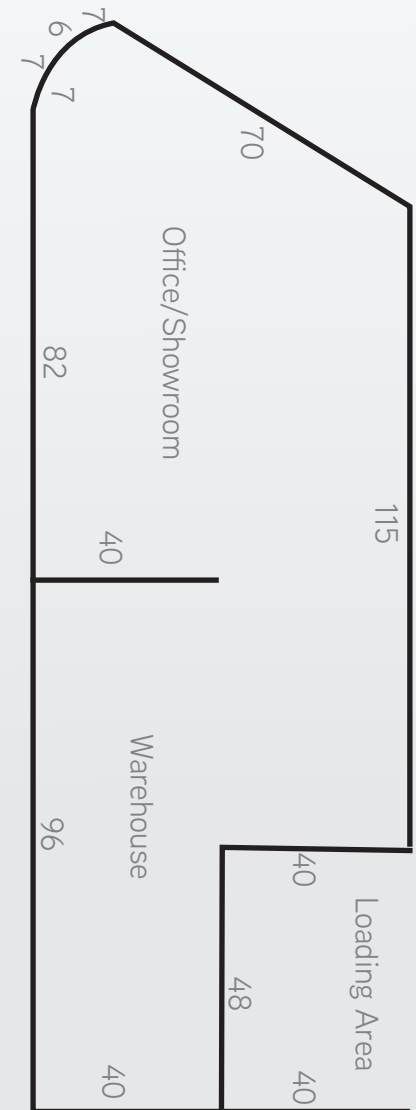
Civic Address:  
**10 Jolley Drive Bloomfield, CT 06002**

Space Available:  
**12,600 SF plus 2,000 SF loading dock**

Loading docks  
**4**

Year Built:  
**1988**

Sale Price:  
**\$695,000**



Contact us:

**Nicholas Morizio, CRE, SIOR**  
+1 860 616 4022  
nicholas.morizio@colliers.com

**Terri Rockefeller**  
+1 860 616 4017  
terri.rockefeller@colliers.com

**Colliers International**  
864 Wethersfield Avenue  
Hartford, CT 06114  
P: +1 860 249 6521

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved.

