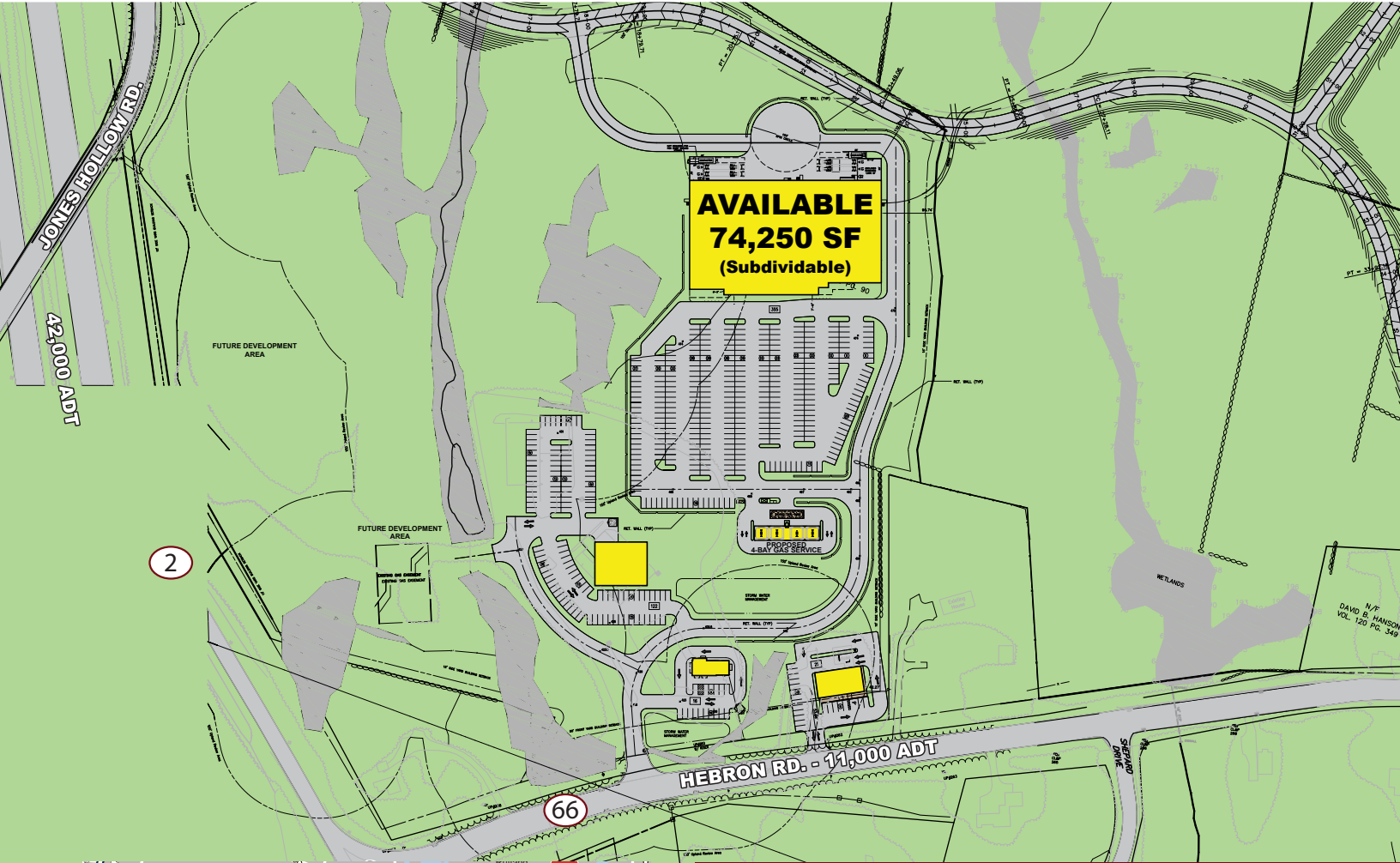


DEVELOPMENT OPPORTUNITY

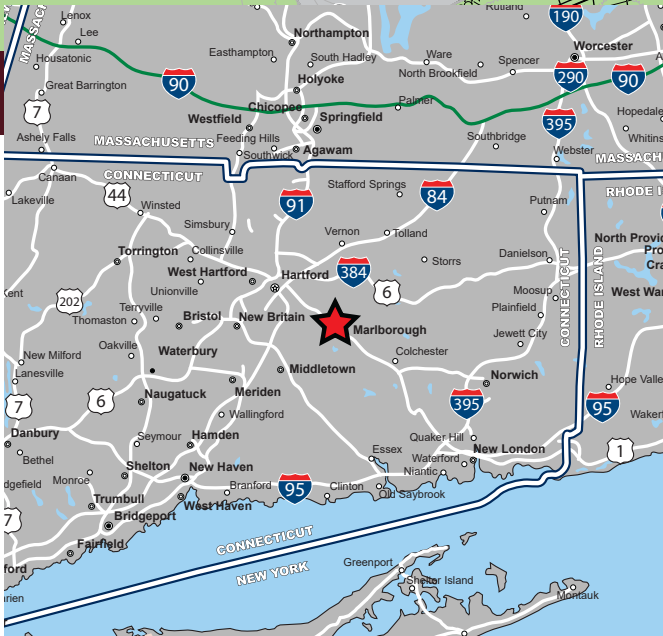
41-51 Hebron Road (Route 66), Marlborough, Connecticut



AVAILABLE FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- » Up To 74,250 SF Available
- » Zoned: Designated Commercial
- » Prime Site for Retail Development
- » Convenient Access to Route 2
- » Multiple Pad Sites Available



DEVELOPMENT OPPORTUNITY

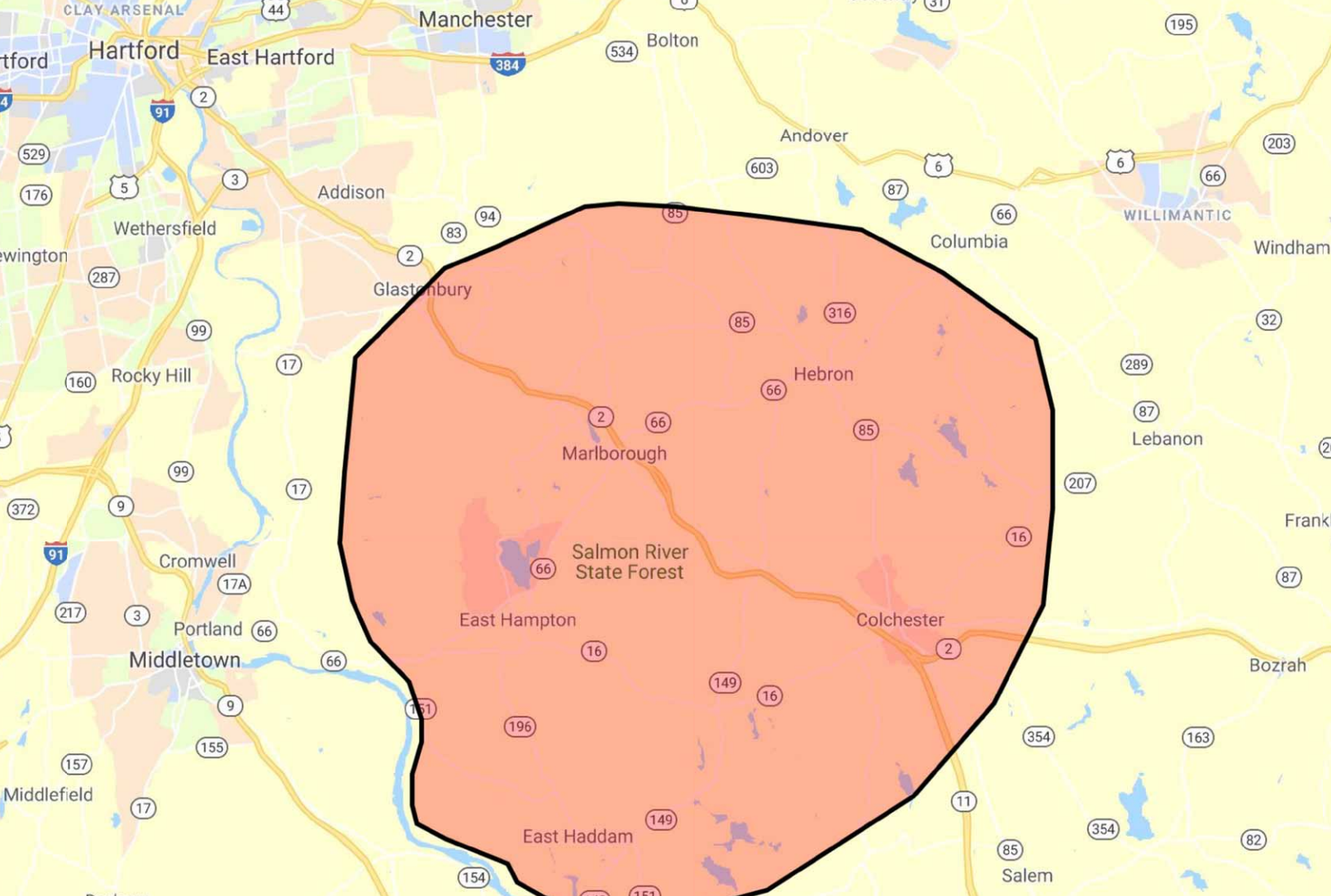
41-51 Hebron Road (Route 66), Marlborough, Connecticut



EASTERN
RETAIL PROPERTIES

UP TO 74,250 SF AVAILABLE
FOR SALE OR LEASE





TRADE AREA DEMOGRAPHICS (2021 Est.)

Estimated Population 56,478
 Estimated Med. HH Income \$109,135

DEMOGRAPHICS (2024 Est.)

Radius	Population	Med. HH Inc.
3 mile	7,023	\$132,330
5 mile	21,972	\$137,519
7 mile	44,263	\$136,050

Development Opportunity - 41-51 Hebron Road (Route 66) Marlborough, CT



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