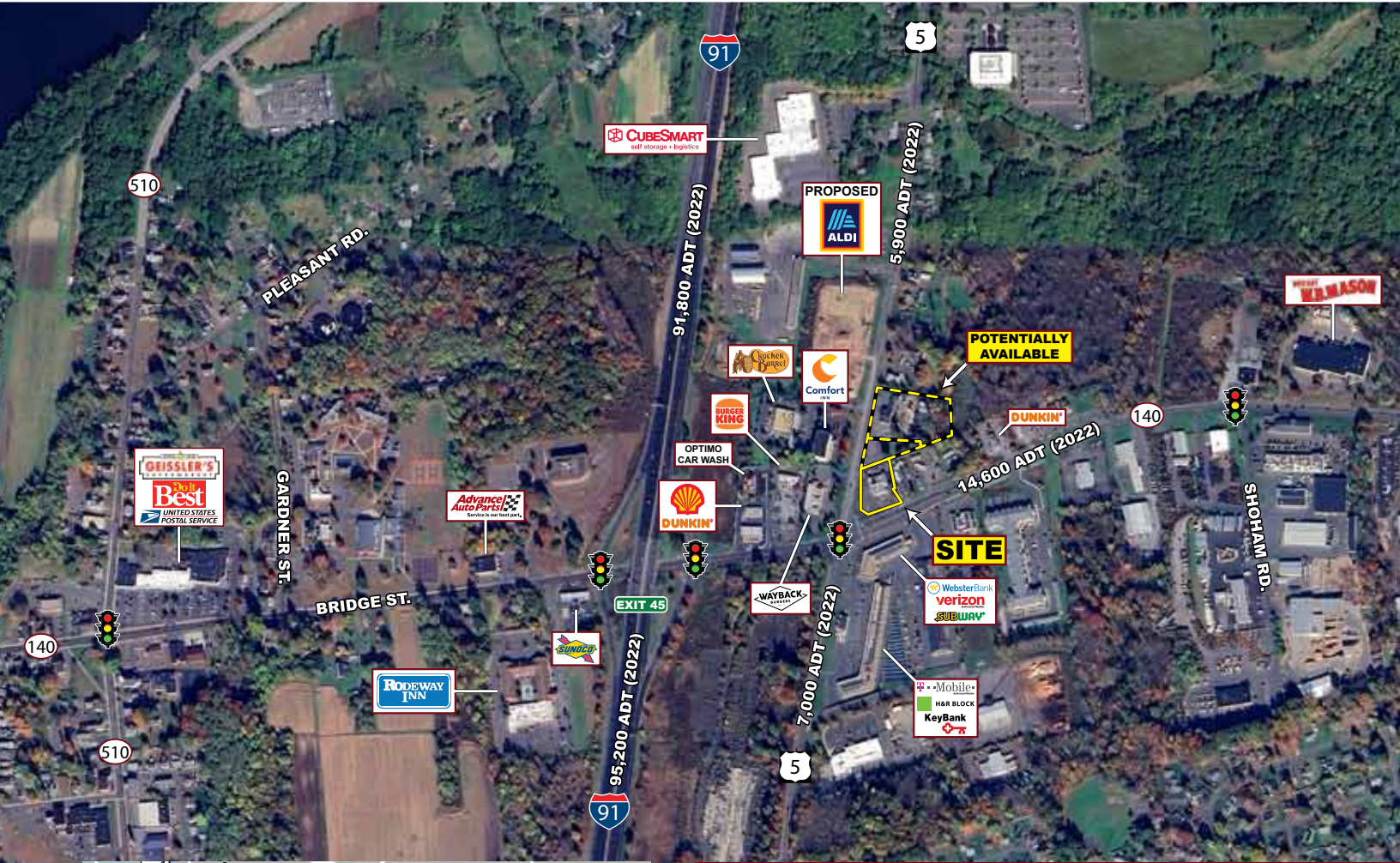


RETAIL OPPORTUNITY

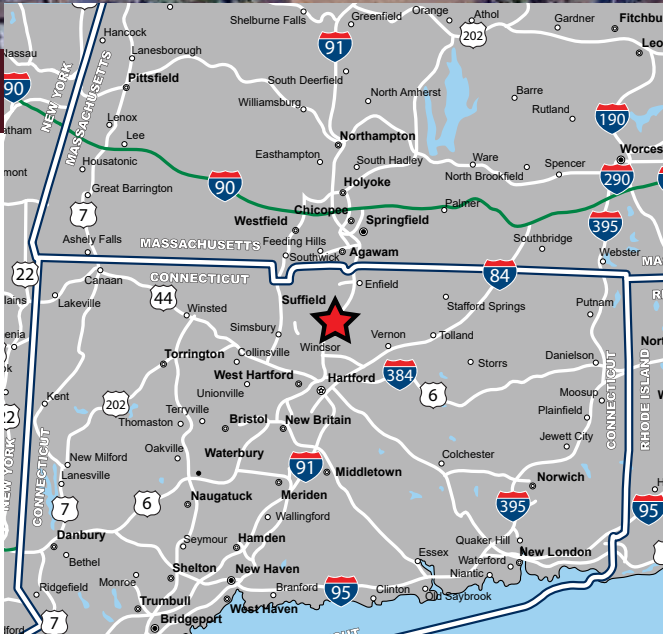
136-144 Prospect Hill Road (Route 5), East Windsor, Connecticut



AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- » High Profile Corner Available for Lease
- » 0.91 Acre Site Located at Signalized Intersection
- » Existing 5,604 SF Building
- » 2.94 AC Potential Development Opportunity
- » Convenient Highway Access via I-91
- » Multiple Curb Cuts
- » Prominent Pylon Signage
- » Drive-Thru Potential

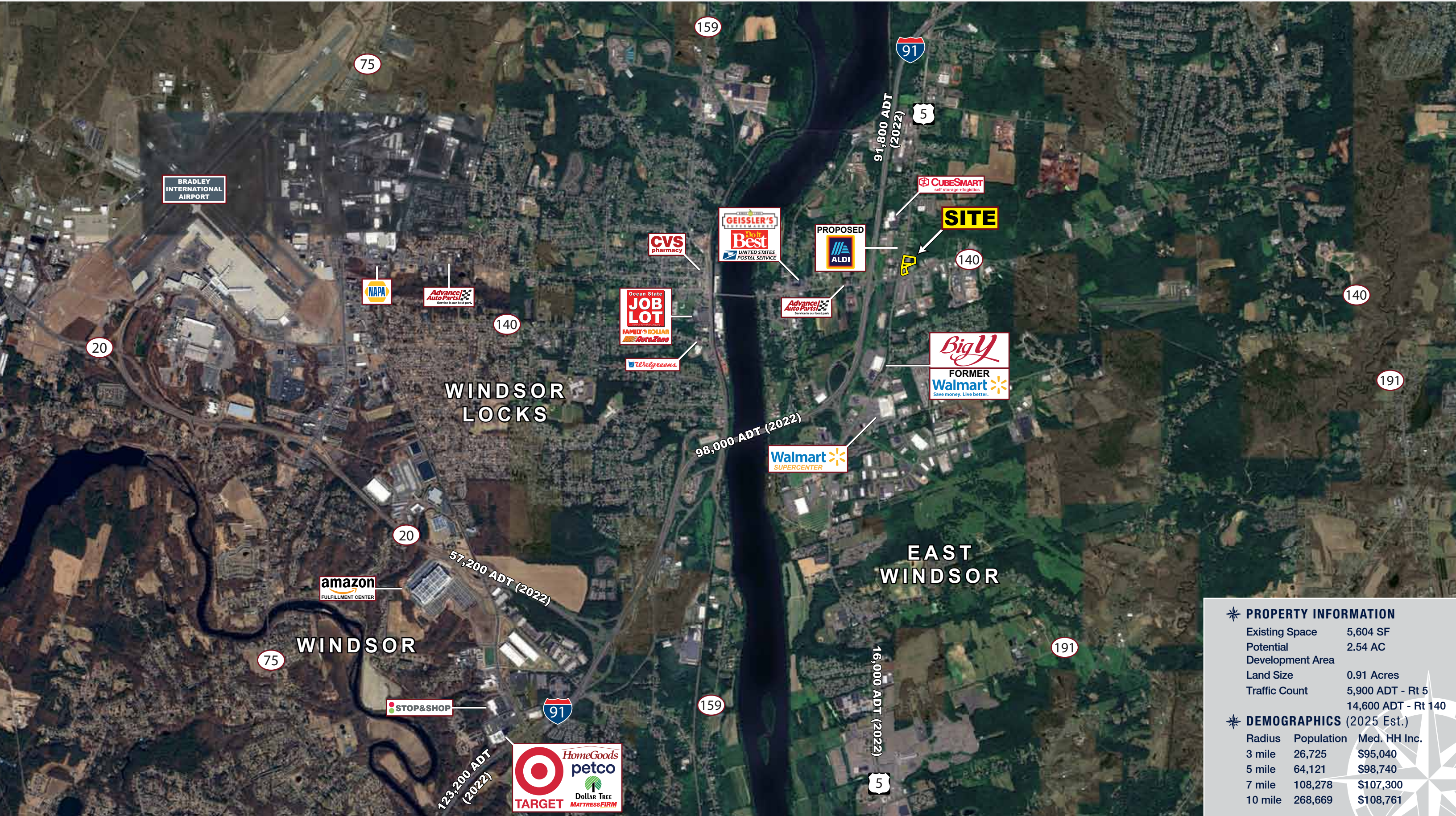


RETAIL OPPORTUNITY

136-144 Prospect Hill Road (Route 5), East Windsor, Connecticut



EASTERN
RETAIL PROPERTIES



PROPERTY INFORMATION

Existing Space	5,604 SF
Potential	2.54 AC
Development Area	
Land Size	0.91 Acres
Traffic Count	5,900 ADT - Rt 5 14,600 ADT - Rt 140

DEMOGRAPHICS (2025 Est.)

Radius	Population	Med. HH Inc.
3 mile	26,725	\$95,040
5 mile	64,121	\$98,740
7 mile	108,278	\$107,300
10 mile	268,669	\$108,761

PROPOSED



Conceptual Plan



1.94 AC. POTENTIALLY AVAILABLE



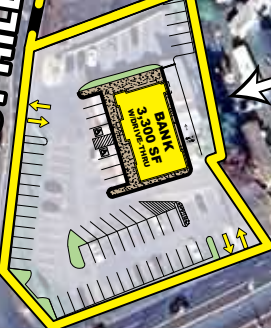
0.58 AC. POTENTIALLY AVAILABLE

SITE 0.91 AC.



PROSPECT HILL RD. - 5,900 ADT (2022)

NORTH RD. - 14,600 ADT (2022)





Retail Opportunity - 136-144 Prospect Hill Road (Route 5), East Windsor, CT



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