

GATEWAY CROSSING

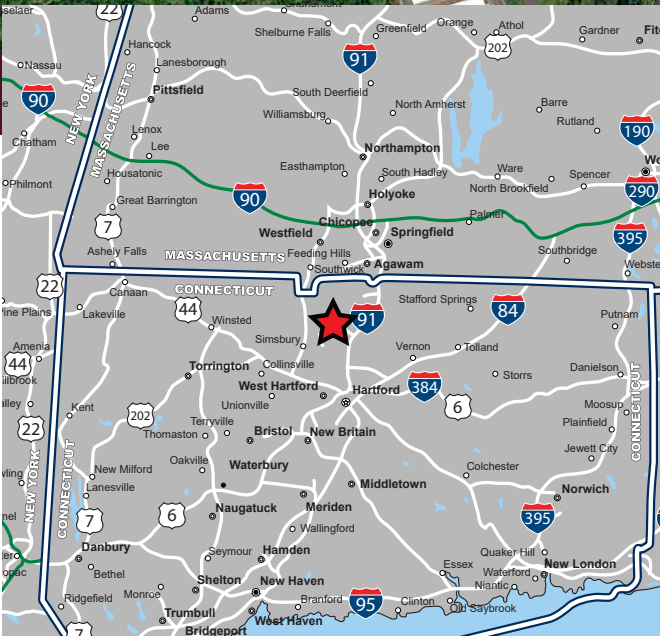
1 Gateway Boulevard, East Granby, Connecticut



AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- » New Retail Development for Lease on Rt. 20
- » Heavily Traveled Commercial Corridor (18,500 ADT)
- » Close Proximity to Bradley International Airport
- » Drive-Thru and Pad Opportunities Available
- » Proposed Signalized Access
- » Multiple Curb Cuts
- » Ideal for Quick & Full Service Restaurants, Service Retail, Fitness, and Financial Institutions



GATEWAY CROSSING

1 Gateway Boulevard, East Granby, Connecticut



NEW RETAIL DEVELOPMENT
AVAILABLE FOR LEASE

✦ **PROPERTY INFORMATION**

Available Space	Up to 8,641 SF
Land Size	5.04 Acres
Traffic Count	18,500 ADT (2022)

✦ **DEMOGRAPHICS (2026 Est.)**

Radius	Population	Med. HH Inc.
3 mile	10,325	\$123,815
5 mile	41,653	\$115,465
7 mile	88,792	\$116,900
10 mile	213,162	\$115,612



Gateway Crossing - 1 Gateway Boulevard, East Granby, Connecticut



EASTERN
RETAIL PROPERTIES

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