



PRICE INCLUDES

LICENSE + LONG-TERM LEASE

TURN-KEY ADULT USE PROVISIONING CENTER

9 HAZARD AVENUE, ENFIELD, CT 06082

OVERVIEW

*Price includes state and municipal cannabis retail approvals + long term lease of \$25,000/Month NNN

Rare opportunity to acquire a fully licensed, turnkey adult-use cannabis dispensary strategically positioned within one of Northern Connecticut's most active retail corridors. Located at the signalized intersection of Hazard Avenue and Phoenix Avenue in Enfield, the property benefits from over 52,000 vehicles passing the site daily and immediate access to Interstate 91, which carries an additional 130,000+ vehicles per day.

Situated less than 500 feet from the interstate interchange and surrounded by major national retailers including Target, Costco, Starbucks, Chick-fil-A, Aldi, Petco, Barnes & Noble, and TJ Maxx, the location offers exceptional visibility, accessibility, and consumer convenience. The offering includes a fully operational dispensary facility, cannabis license, and long-term site control, providing an efficient path to immediate operation within the Connecticut cannabis market.

HIGHLIGHTS

- Fully Licensed & Turnkey Adult-Use Dispensary
- Prime Hard-Corner Location with Interstate Visibility
- 180,000+ Vehicles Per Day of Combined Traffic Exposure
- Less Than 500 Feet from Interstate 91 Interchange
- Positioned Within Enfield's Dominant Retail Corridor
- Long-Term Site Control Included

SALE PRICE

\$2,495,000*

BUILDING SIZE

3,520 sqft

PARKING

40+

TRAFFIC COUNTS

180,000+

10-MILE RADIUS POP.

341,000+

📞 248-453-6202

✉ SALES@GREENZONEDREALTY.COM

🌐 WWW.GREENZONEDREALTY.COM

📍 100 W BIG BEAVER RD. SUITE 200, TROY, MI 48084



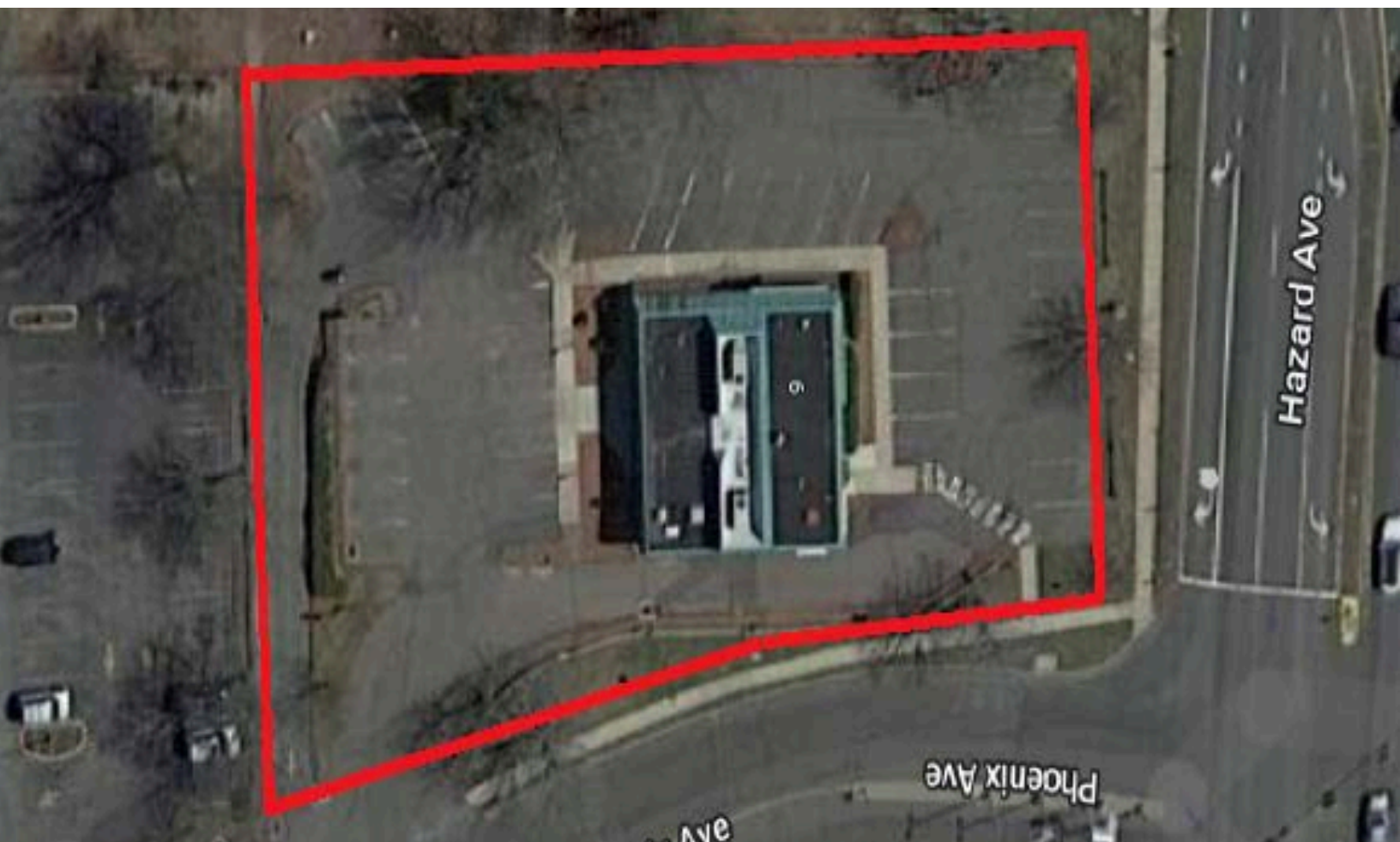
GREEN ZONED
REALTY



📞 248-453-6202
✉ SALES@GREENZONEDREALTY.COM
🌐 WWW.GREENZONEDREALTY.COM
📍 100 W BIG BEAVER RD. SUITE 200, TROY, MI 48084



GREEN ZONED
REALTY



☎ 248-453-6202
✉ SALES@GREENZONEDREALTY.COM
🌐 WWW.GREENZONEDREALTY.COM
📍 100 W BIG BEAVER RD. SUITE 200, TROY, MI 48084

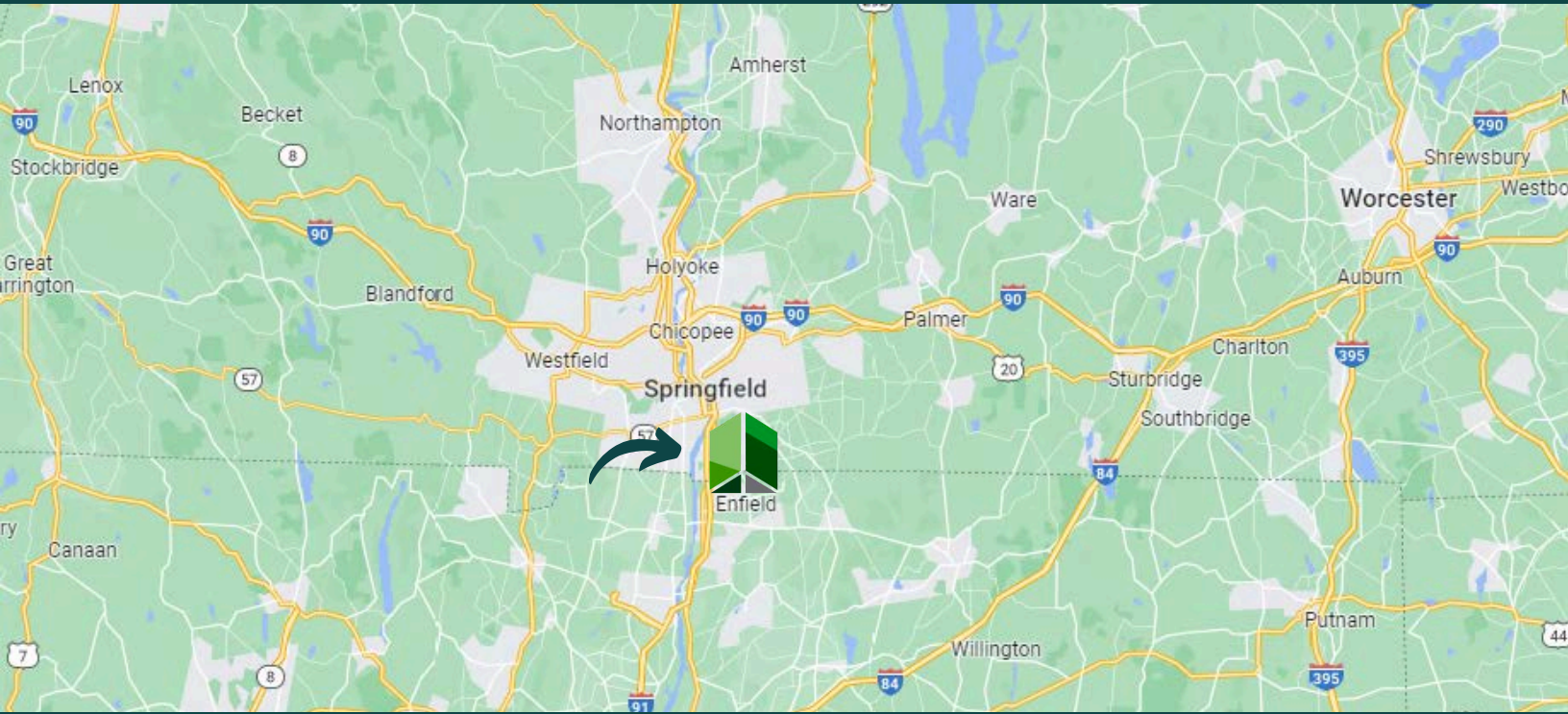




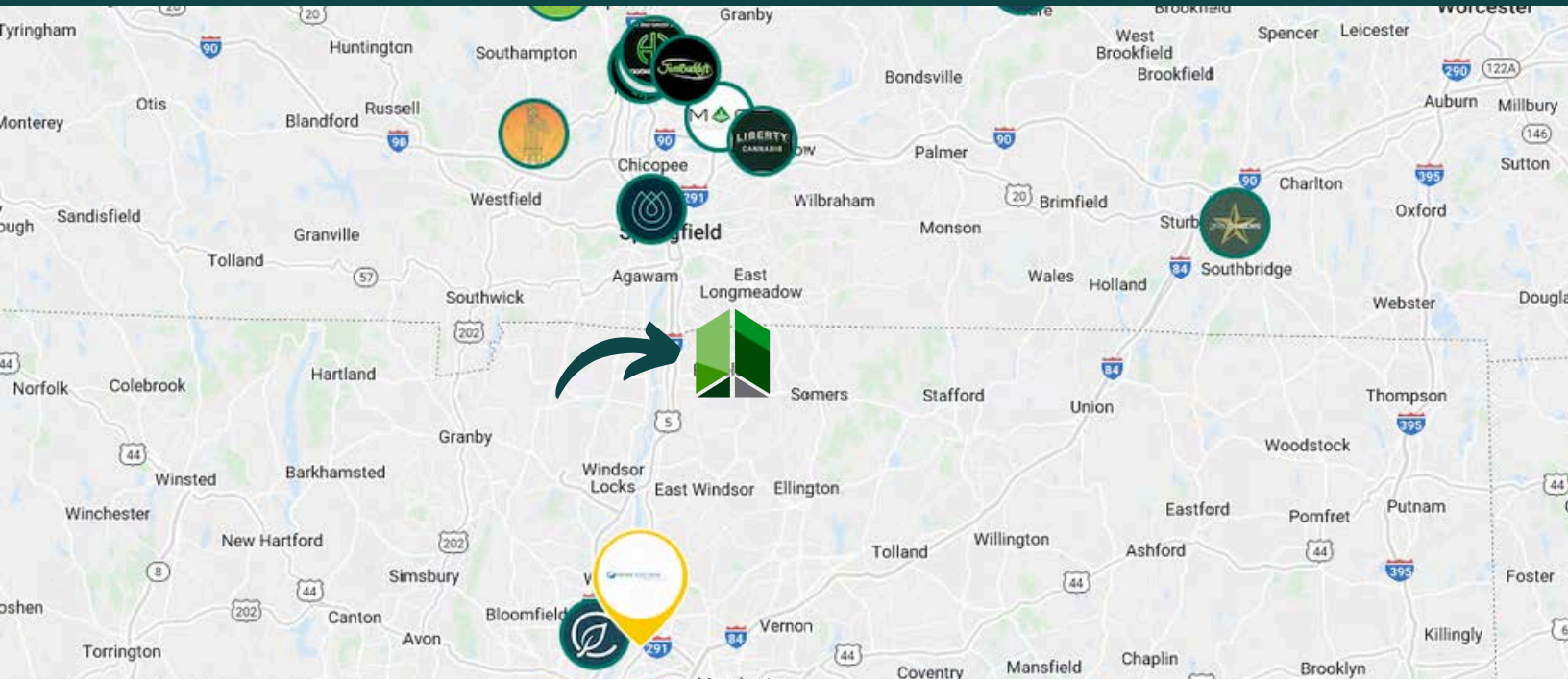
☎ 248-453-6202
✉ SALES@GREENZONEDREALTY.COM
🌐 WWW.GREENZONEDREALTY.COM
📍 100 W BIG BEAVER RD. SUITE 200, TROY, MI 48084



LOCATION



COMPETITION

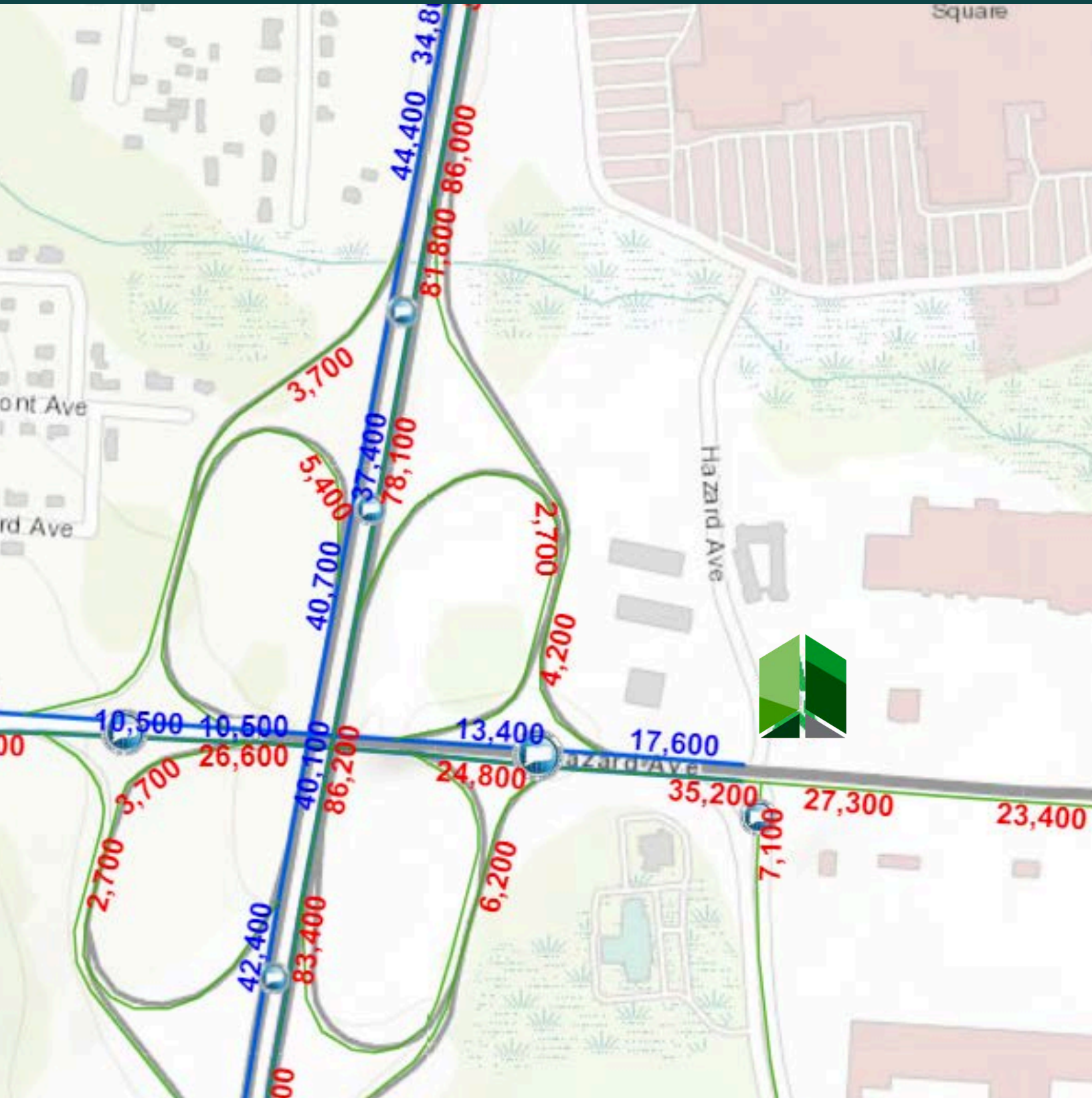


- 📞 248-453-6202
- ✉ SALES@GREENZONEDREALTY.COM
- 🌐 WWW.GREENZONEDREALTY.COM
- 📍 100 W BIG BEAVER RD. SUITE 200, TROY, MI 48084



GREEN ZONED
REALTY

DAILY TRAFFIC COUNT



☎ 248-453-6202
✉ SALES@GREENZONEDREALTY.COM
🌐 WWW.GREENZONEDREALTY.COM
📍 100 W BIG BEAVER RD. SUITE 200, TROY, MI 48084



RETAILER LOCATIONS



☎ 248-453-6202
✉ SALES@GREENZONEDREALTY.COM
🌐 WWW.GREENZONEDREALTY.COM
📍 100 W BIG BEAVER RD. SUITE 200, TROY, MI 48084

