

165 BRAINARD ROAD

High-Visibility Property Sale & Lease

165 Brainard Road, Hartford, CT 06114

Immediate Highway Access in A Vibrant Commercial Park

Rob Montesi, SIOR

e: RMontesi@gomanyork.com

t: 860.866.7572

Dave Dumeer

e: ddumeer@gomanyork.com

t: 860.508.2266





PROPERTY DESCRIPTION

Goman+York Property Advisors is pleased to offer this 5.21 +/- acre site, along with the existing 27,922 sf +/- former restaurant/banquet facility for sale or lease. The property includes a dual-entrance with access easements for 167 Brainard Road, as well as a shared-signage agreement (to be negotiated) with the INSA Cannabis Dispensary.

PROPERTY HIGHLIGHTS

- 160,000 on I-91 and 28,000 +/- at intersection of Murphy & Brainard Roads
- Immediate On-Off Ramp access to I-91 and Routes 5 & 15
- As-right zoning uses include General Service, Automobile Fueling & Limited Service, Car Wash, Auto/Truck/Limo Rental, Community Service, Restaurant, and Office. Many other uses possible through use-specific conditions and permitting.
- Ample Space: The 5.2 acre site can accommodate high-volume parking or larger building footprint plans.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Available SF in Existing Building:	27,922 SF +/-
Lot Size:	5.21 Acres

CUSTOM HEADER

- At the Entrance to a well-established and vibrant commercial park featuring several home goods & building materials retailers and service providers, fuel and fast food
- Proximity to Amenities: Close to transportation hubs, restaurants, hotels, and retail centers, enhancing convenience for employees, clients, and customers alike.

Rob Montesi, SIOR

t: 860.866.7572

e: RMontesi@gomanyork.com

Dave Dumeer

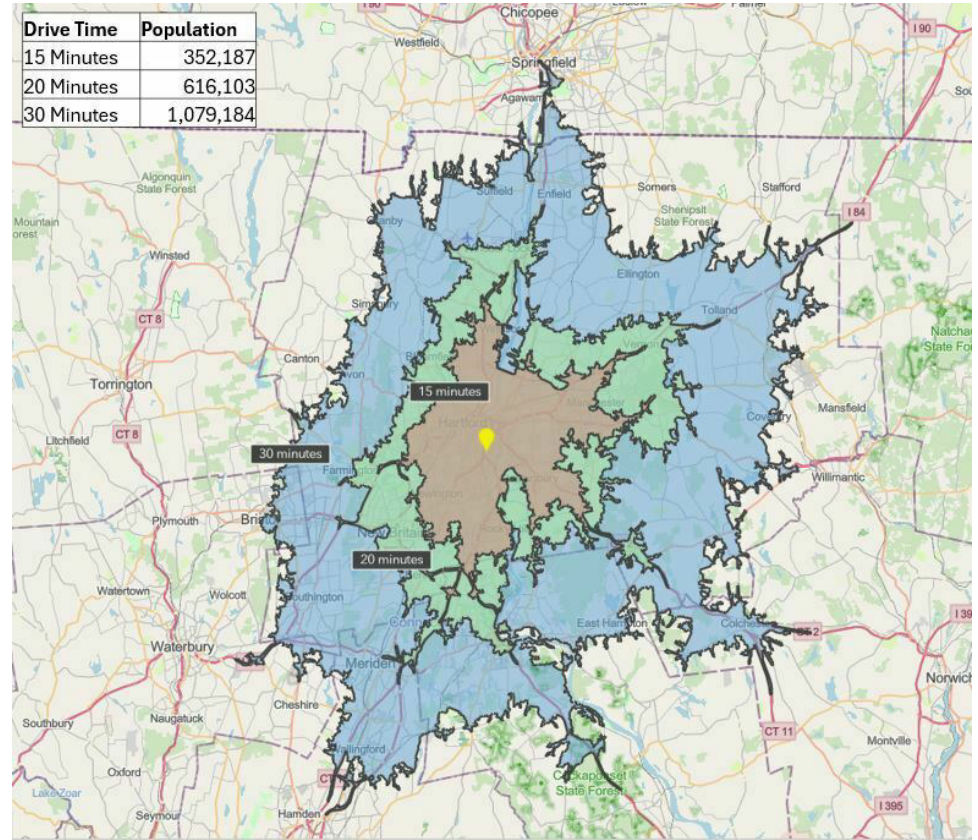
t: 860.508.2266

e: ddumeer@gomanyork.com





CONVENIENTLY LOCATED NEXT TO I-91 and ROUTES 5 & 15



DRIVE-TIME MAP

Rob Montesi, SIOR

t: 860.866.7572

e: RMontesi@gomanyork.com

Dave Dumeer

t: 860.508.2266

e: ddumeer@gomanyork.com

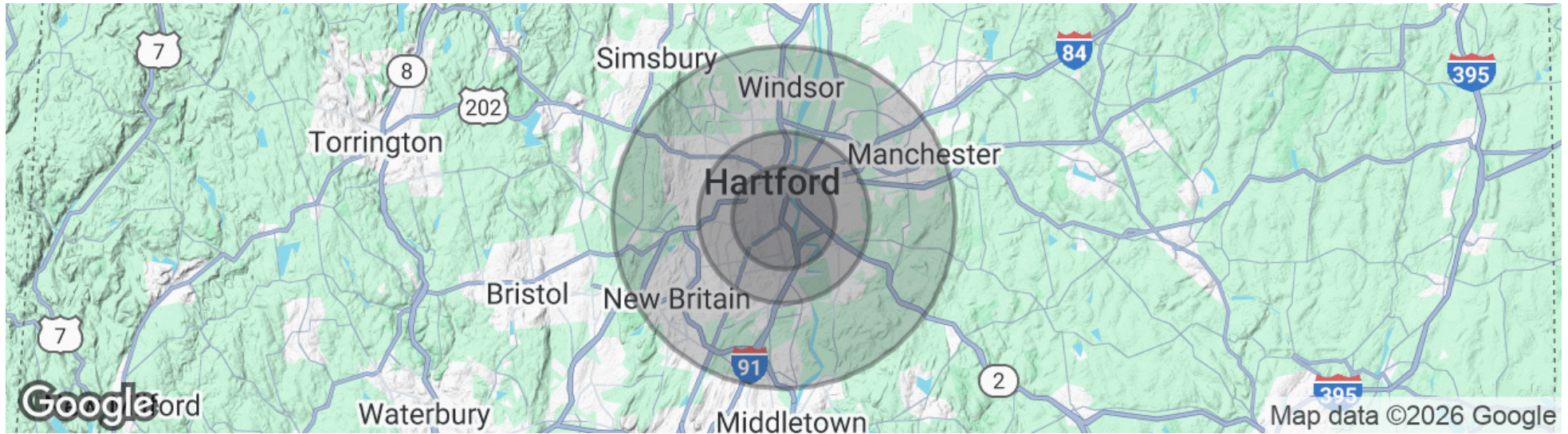




Rob Montesi, SIOR
t: 860.866.7572
e: RMontesi@gomanyork.com

Dave Dumeer
t: 860.508.2266
e: ddumeer@gomanyork.com





POPULATION	3 MILES	5 MILES	10 MILES
Total Population	115,096	265,599	608,684
Average Age	39	40	41

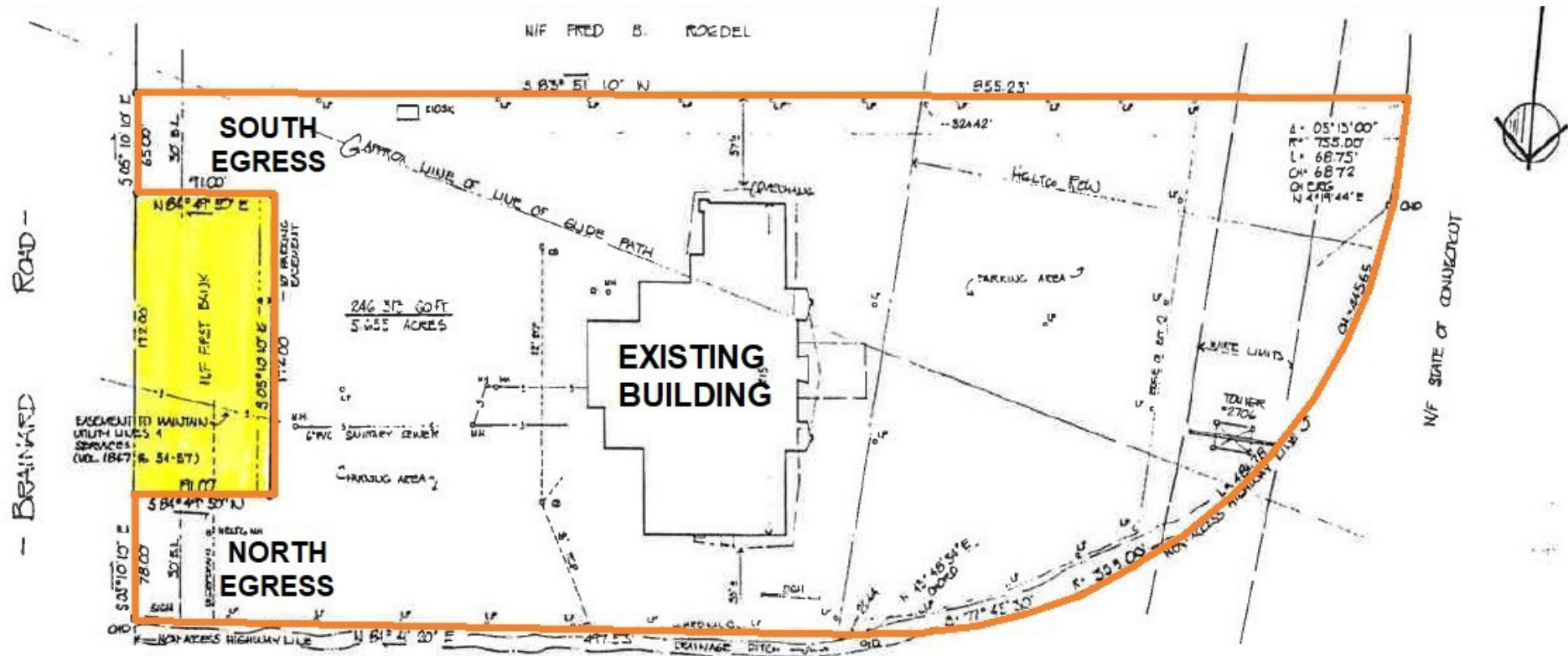
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	46,660	107,843	246,642
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$74,444	\$92,736	\$110,579

TRAFFIC COUNTS	
160,000 on I-91 and 28,000 +/- at intersection of Murphy & Brainard Roads	/day

Rob Montesi, SIOR
 t: 860.866.7572
 e: RMontesi@gomanyork.com

Dave Dumeer
 t: 860.508.2266
 e: ddumeer@gomanyork.com





Add text here...

Rob Montesi, SIOR
 t: 860.866.7572
 e: RMontesi@gomanyork.com

Dave Dumeer
 t: 860.508.2266
 e: ddumeer@gomanyork.com

Goman + York Property Advisors, LLC | East Hartford, CT | WWW.GOMANYORK.COM

