

# EAST WINDSOR, CT

151 PROSPECT HILL ROAD



Route 140: 20,000 ADT



I-95: 102,000 ADT

Route 5: 10,600 ADT

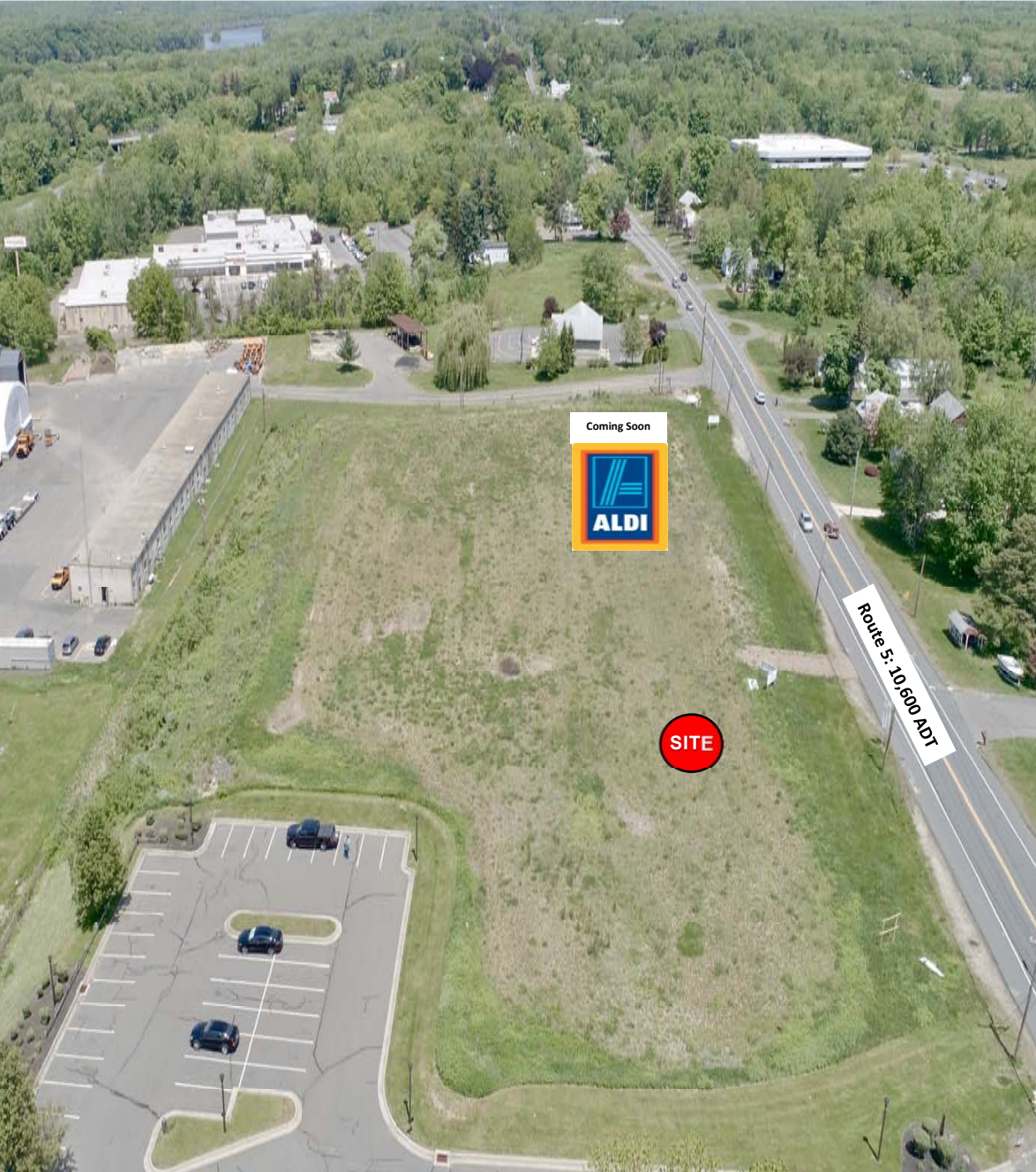
SITE

Coming Soon



# EAST WINDSOR, CT

151 PROSPECT HILL ROAD



## SITE OVERVIEW

- ✓ **Space**  
Pad site at new grocery anchored strip center adjacent to Cracker Barrel.
- ✓ **Location**  
The site is located just 15 minutes from both downtown Hartford, CT, and downtown Springfield, MA, and only 10 minutes from Bradley International Airport.
- ✓ **Area**  
Nearby demand generators include Walmart Supercenter, Cracker Barrel, Big Y Supermarket, and Comfort Inn.
- ✓ **Visibility & Access**  
Excellent exposure with high visibility from both I-91 and Route 5.

## DEMOGRAPHICS

	3-MILE	5-MILE	7-MILE	10-MILE
POPULATION	26,622	63,712	107,074	260,871
AVG HH INCOME	\$117,153	\$120,632	\$130,152	\$134,390
EMPLOYEES	11,386	34,041	62,714	136,587

## DRIVE TIMES

	10-MINUTES	20-MINUTES	30-MINUTES
POPULATION	59,114	123,004	371,873
AVG HH INCOME	\$117,815	\$123,290	\$98,298
EMPLOYEES	37,221	79,688	251,999

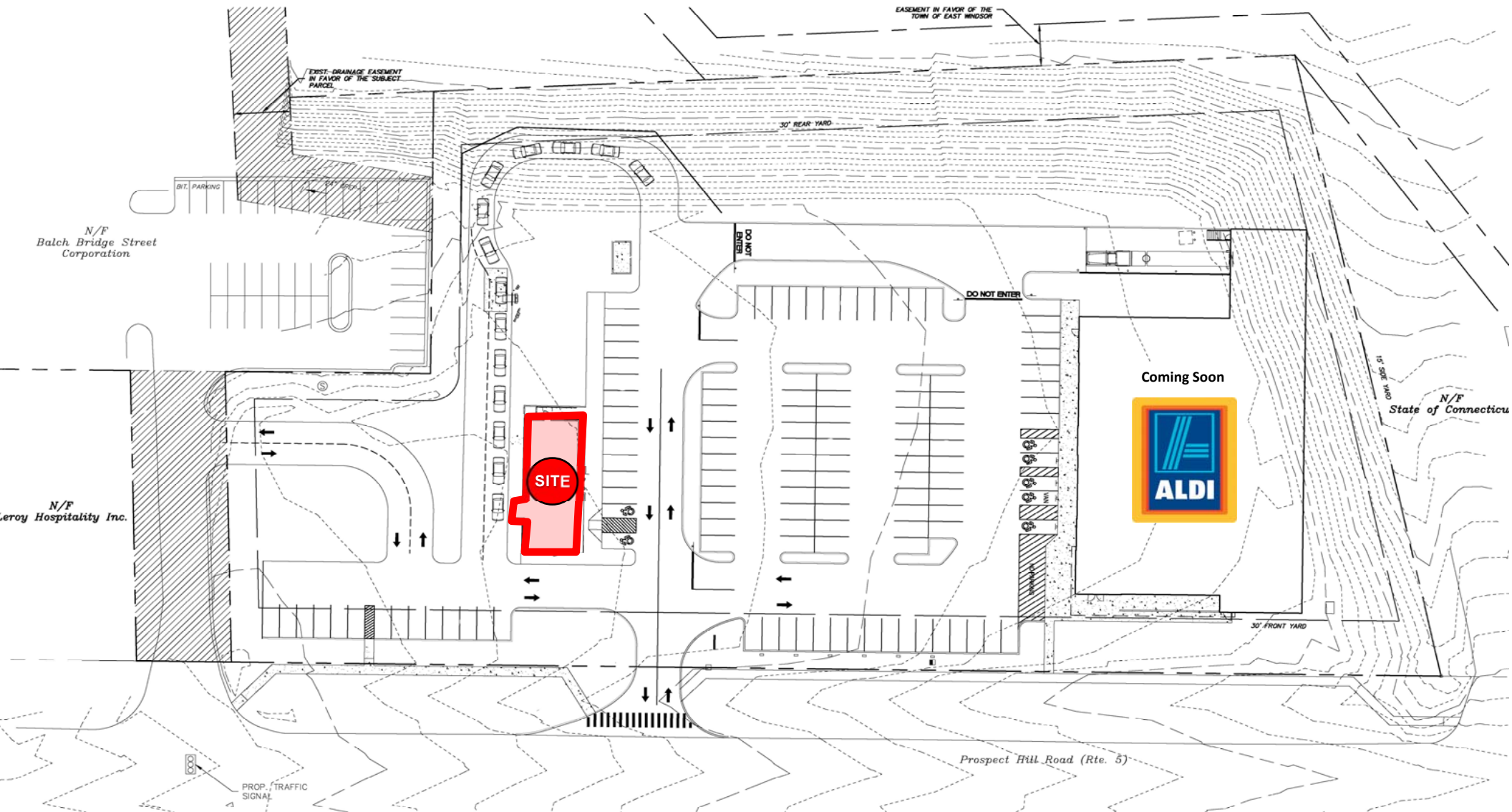
# EAST WINDSOR, CT

151 PROSPECT HILL ROAD



# EAST WINDSOR, CT

## SITE PLAN





Corporate Realty Advisors, Inc.

60 State Street

Suite 1400

Boston, Massachusetts 02109

[www.cra-boston.com](http://www.cra-boston.com)

John Dennis

781-396-5400

[jd@cra-boston.com](mailto:jd@cra-boston.com)