

235 ELLA GRASSO TURNPIKE

Windsor Locks, CT 06096 | **Connecticut**

AVAILABLE FOR SALE
INQUIRE FOR PRICING

~9 ACRE DEVELOPMENT SITE ADJACENT TO
BRADLEY INTERNATIONAL AIRPORT

RIPCO
INVESTMENT SALES

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EXCLUSIVE AGENTS

JEFFREY NABLE

jnable@ripcony.com
203.302.1701

STEPHEN R. PREUSS SR.

srp@ripcony.com
718.663.2639

KEVIN LOUIE

klouie@ripcony.com
718.663.2642

KEVIN SCHMITZ

kschmitz@ripcony.com
718.663.2644

NOAH SAVOIE

nsavoie@ripcony.com
718.704.1456

DISCLAIMER

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SECTION 1

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

INVESTMENT HIGHLIGHTS

FINANCIAL SNAPSHOT



VIEW FROM SPRING STREET

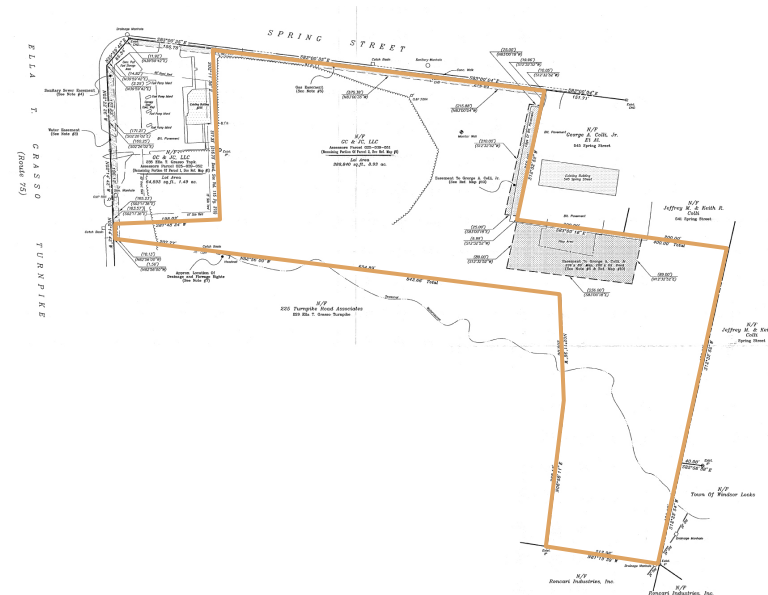
INVESTMENT OVERVIEW

PROPERTY SUMMARY

Address	235 Ella Grasso Turnpike, Windsor Locks, CT 06096
County	Hartford
Block / Lot	39 / 51
Gross Lot Area	388,991 SF (approx.) 8.93 Acres (approx.)
Zoning	Business Zone 1 (BUS1)

TAX INFORMATION

Gross Annual Property Taxes (2025)	\$21,940
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ZONING STUDY

PROPERTY SUMMARY	
Address	235 Ella Grasso Turnpike, Windsor Locks, CT 06096
County	Hartford
Block / Lot	39 / 51
ZONING INFORMATION	
Zoning	BUS1
Lot Acreage	8.93 Acres (approx.)
Permitted Uses	According to the Town of Windsor Locks Zoning Regulations, the Business Zone 1 (BUS 1) serves as a primary commercial hub, prioritizing retail, professional, and hospitality developments. The district facilitates a broad range of economic activities, from standard retail and financial institutions—permitted through Site Plan and Design Review—to more intensive uses such as hotels, breweries, and indoor entertainment centers, which require a Special Use Permit. This regulatory structure ensures that while the zone remains a dense center for commerce and ‘Main Street’ style activity, high-impact operations are subject to individual case reviews to maintain harmony with the town’s orderly development and the safety of its public thoroughfares. Source: ZONING REGULATIONS - Town of Windsor Locks, Connecticut (2020 Printing)
Maximum Lot Coverage	20%
Maximum Impervious Lot Coverage	66%
Maximum Building Height	30’

INVESTMENT HIGHLIGHTS

#1

~9 ACRE DEVELOPMENT SITE

Located on Ella Grasso Turnpike (Route 20), a heavily traveled commercial corridor in Windsor Locks, Hartford County, CT with +24,000 average daily traffic count (per CTDOT)

#2

ZONED BUSINESS 1 (BUS1)

Permitting a range of retail, office, hospitality and mixed commercial development

#3

STRATEGIC LOCATION

Adjacent to Bradley International Airport, and close proximity to I-91 and -291 providing seamless connectivity through the New England Corridor

#4

ESTABLISHED COMMERCIAL CORRIDOR

Surrounded by national retailers, industrial/flex users, and service businesses along Ella Grasso Tpke



SECTION 2

PROPERTY INFORMATION

REGIONAL MAP

PROPERTY DETAILS

RETAIL AERIAL

SITE PLAN

**235 ELLA GRASSO TURNPIKE
FOR SALE**

REGIONAL MAP

 [Google Maps Click Here](#)

RIPCO
INVESTMENT SALES



RETAIL AERIAL



SECTION 3

MARKET OVERVIEW

DRONE RETAIL AERIALS

MARKET OVERVIEW

SUBMARKET OVERVIEW

DEMOGRAPHICS



WINDSOR LOCKS
CONNECTICUT

MARKET OVERVIEW WINDSOR LOCKS

Strategic Location

The property at 235 Ella Grasso Highway benefits from a strategic location along the primary commercial corridor serving Bradley International Airport (BDL), in Hartford County Connecticut. Positioned along Ella Grasso Turnpike (Route 75) at Spring Street, the property provides convenient access to the airport, surrounding hotels, retail services, restaurants, and aviation-related businesses.

Located approximately 1-2 miles from Bradley International Airport's passenger terminals, the property is well-positioned to benefit from consistent activity generated by airport travelers, employees, and regional visitors. The surrounding corridor is supported by a strong concentration of airport-oriented uses and commercial services that contribute to ongoing demand in the Windsor Locks market.

The property offers excellent visibility with approximately 22,400 vehicles per day at the intersection of Ella Grasso Turnpike and Spring Street, while direct access to the Bradley Airport Connector and Interstate 91 provides efficient connectivity throughout Hartford, Springfield, and the broader New England region. Supported by strong transportation infrastructure and proximity to a major regional economic driver, 245 Ella Grasso Highway is well-positioned within one of Connecticut's most active commercial corridors.

Retail & Dining

The area surrounding the property features a strong mix of national quick-service and convenience retailers, including McDonald's (892K annual visits), Wendy's (504.5K annual visits), and Dunkin' (306.6K annual visits), supported by demand from airport passengers, employees, and the local workforce. Nearby retail amenities include Windsor Locks Commons and Westfarms Mall, a premier regional shopping destination featuring leading retailers such as Nordstrom, Apple, Louis Vuitton, Lululemon, Zara, and Sephora.

Hospitality & Hotel

The area surrounding Bradley International Airport features a strong concentration of nationally branded hotels within 1 to 2 miles (3-5 minutes) of the airport, including DoubleTree by Hilton Hartford-Bradley Airport, SpringHill Suites by Marriott Hartford Airport/Windsor Locks, Sheraton Hartford Hotel at Bradley Airport, Hampton Inn, and Homewood Suites by Hilton. The area's diverse hotel offerings support consistent lodging demand driven by business travelers, airline crews, and airport passengers.





BRADLEY INTERNATIONAL AIRPORT

CONNECTICUT

MARKET OVERVIEW

BRADLEY INTERNATIONAL AIRPORT

Bradley International Airport (BDL)

is the second- largest airport in New England and a major regional transportation hub serving the Hartford- Springfield metro area. It plays a critical role in business travel, tourism, and regional economic activity across Connecticut and Western Massachusetts. It is the #1 most visited airport in the nearest 50 miles and in CT, ranking at top 92% visited airports nationwide.

Bradley handles about 3.5 million visitors annually, showing strong recovery and growth. It generates around \$3.6 billion yearly, supporting regional jobs, business, and tourism. Its influence extends beyond aviation, fostering commercial growth and real estate demand in Windsor Locks. The airport offers 30+ nonstop destinations via major carriers like American, Delta, Southwest, JetBlue, and Breeze Airways, which operates about 20 routes and has boosted recent passenger numbers.

The BDL Development Program

Bradley International Airport is undergoing a multi-phase modernization program designed to expand capacity, improve operational efficiency, and enhance the overall passenger experience. The airport has committed more than \$250 million in terminal infrastructure investments to support long-term growth, with improvements focused on increasing gate capacity, modernizing passenger amenities, improving baggage operations, and streamlining circulation throughout the terminal.

Terminal Expansion & New Concourse

The terminal expansion added an 80,000-square-foot concourse with three new gates, upgraded seating, modern restrooms, expanded dining and retail, improved circulation, more exit corridors, increased TSA capacity, and enhanced arrival areas to boost traveler flow.

Inline Baggage Screening System

Bradley's terminal modernization includes an 80,000-square-foot inline baggage screening facility next to the terminal. It has advanced explosive detection and a mile-long conveyor system transporting checked baggage from ticket counters to the screening area. These upgrades free space in the lobby, enhancing airline operations, passenger flow, and efficiency.

Ground Transportation Center

Bradley International Airport built a \$210 million Ground Transportation Center to centralize rental cars, add 830 parking spaces, and boost ground transit connections. The 1.4 million-square-foot facility improves traffic flow and accessibility with on-airport rental services and a new area for future transit.

3.5M+

ANNUAL PASSENGERS

Bradley International Airport serves approximately 3.5 million passengers annually, reflecting strong regional travel demand and continued recovery in air travel activity.

3.6B

ANNUAL ECONOMIC IMPACT

The airport serves as a major economic engine for Connecticut and Western Massachusetts, generating approximately \$3.6 billion in annual economic impact and supporting regional employment and business activity.

\$250M+

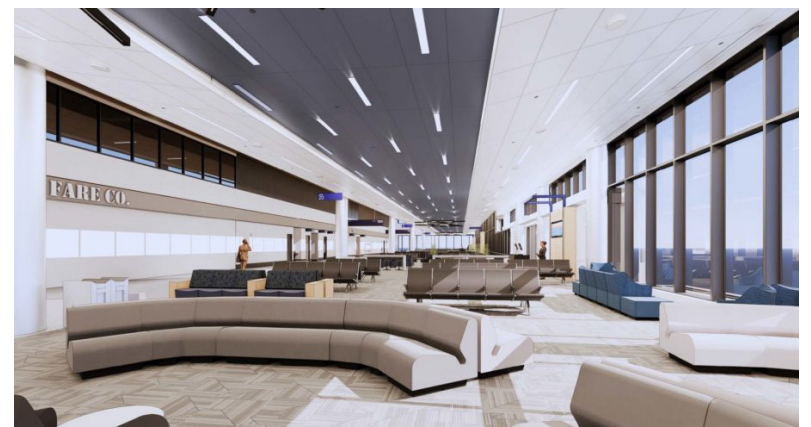
CAPITAL IMPROVEMENT PROGRAM

Bradley is undergoing a multi-phase modernization initiative backed by more than \$250 million in infrastructure investment to expand capacity and enhance the passenger experience.

\$210M

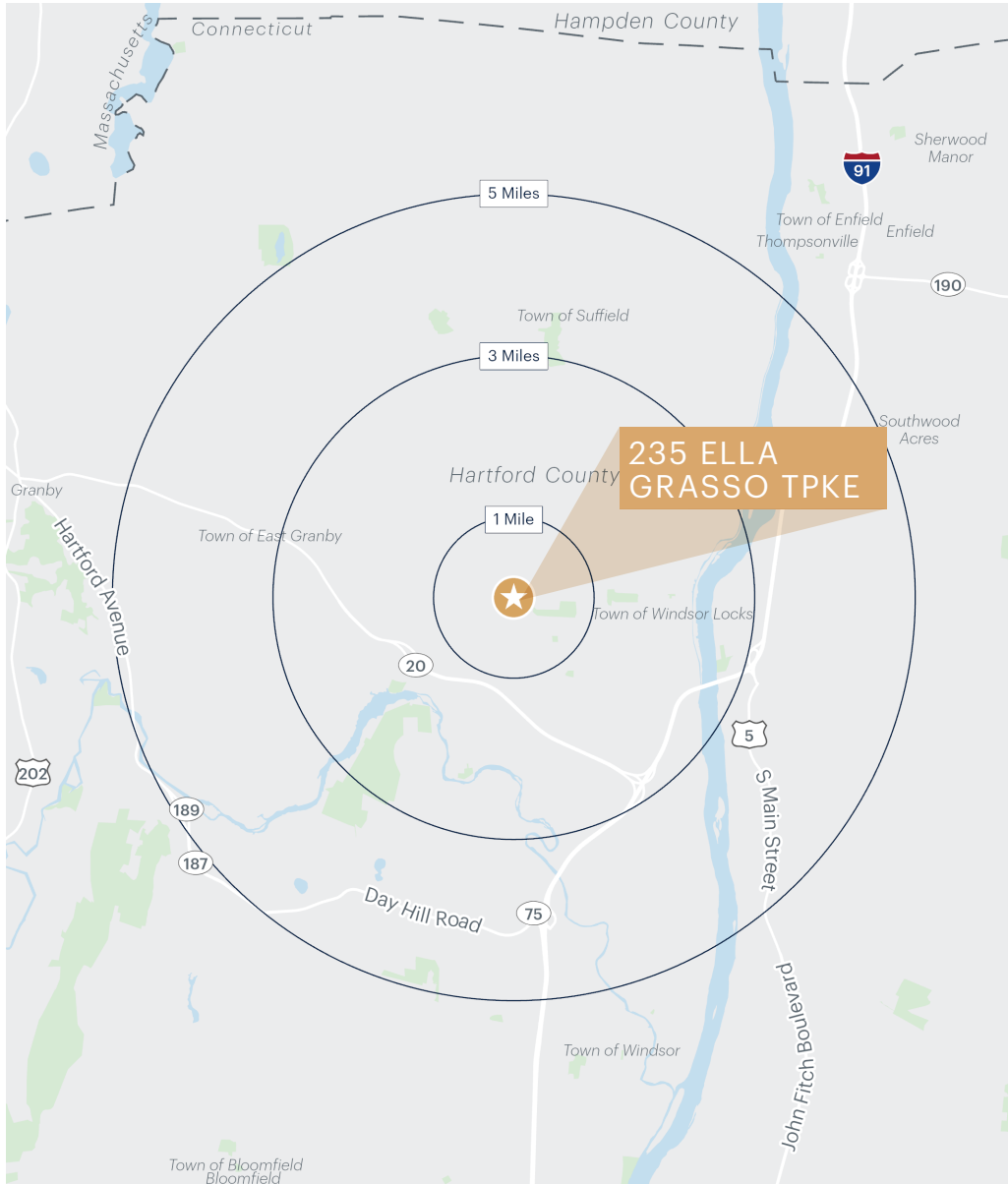
GROUND TRANSPORTATION CENTER

The recently completed \$210 million Ground Transportation Center added 830 parking spaces, centralized rental car operations, and improved accessibility throughout the airport campus.



*RENDERINGS

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	2,060	22,279	47,953
NUMBER OF HOUSEHOLDS	887	8,961	19,969
AVERAGE HOUSEHOLD INCOME	\$110,495	\$124,621	\$136,055
MEDIAN HOUSEHOLD INCOME	\$95,729	\$97,007	\$101,550
COLLEGE GRADUATES	27.0%	31.0%	39.0%
TOTAL BUSINESSES	263	1,154	2,526
TOTAL EMPLOYEES	3,491	21,348	43,250
DAYTIME POPULATION	4,432	31,453	66,072

Source: Esri, U.S. Census, ACS, Esri-Data Axle, Esri-U.S. BLS

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KEVIN LOUIE

klouie@ripcony.com
718.663.2642

ADAM HAKIM

ahakim@ripcony.com
646.290.2012

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kscmitz@ripcony.com
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nsavoie@ripcony.com
718.704.1456

JAMES MURAD

jmurad@ripcony.com
646.290.2012