



PROPERTY DESCRIPTION

Formerly the location of Wethersfield Glass, this parcel presents an exceptional development opportunity. Zoned for town center use, the property offers a vast driveway and ample parking, including an easement with the property behind it. A clean Phase 1 and Phase 2 environmental report are available upon request. With the highest and best use in mind, this site is primed for strategic development, presenting a compelling prospect for forward-thinking investors.

PROPERTY HIGHLIGHTS

- Flexible town center zoning
- Prime visibility & high activity corridor
- Scarce land availability
- Clean environmental reports and ample parking

OFFERING SUMMARY

Sale Price:	\$600,000
Number of Units:	1
Lot Size:	1.07 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	421	919	2,270
Total Population	836	1,917	4,934
Average HH Income	\$79,097	\$95,129	\$113,787

Kevin Kenny

Co-Founder, President
860.930.1099
KFK@NAI-LexCom.com

George Andrews

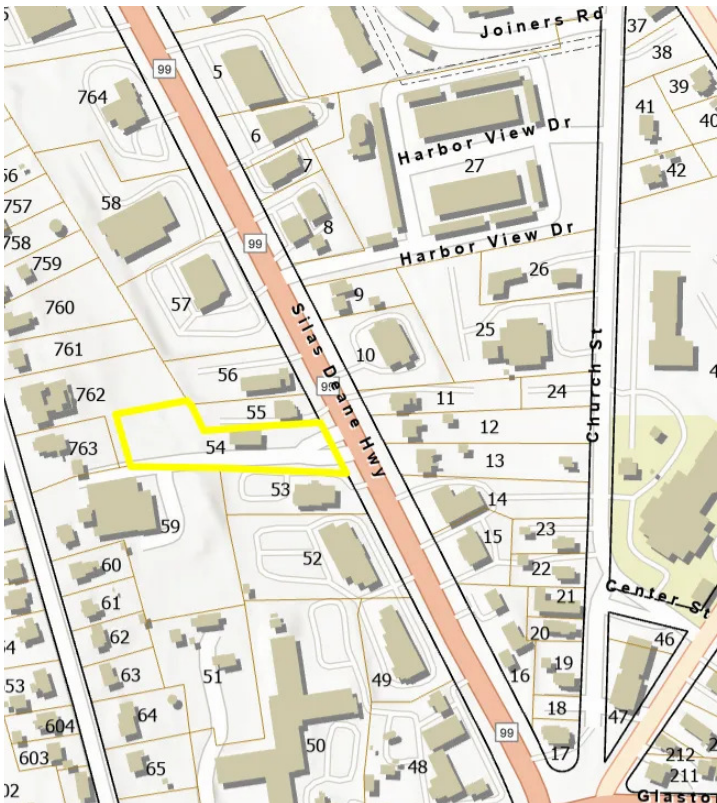
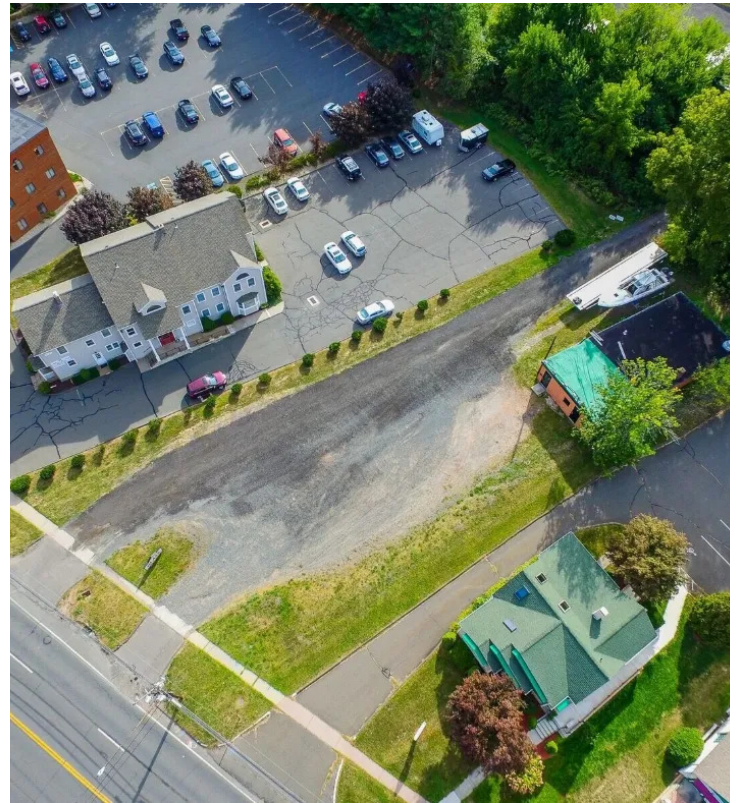
Brokerage Analyst
860.520.1005
gandrews@lexingtonct.com

NAI Lexington Commercial
1 Financial Plaza, Unit 1245
Hartford, CT 06103
860.930.1099
nai-lexcom.com

2245 SILAS DEANE HWY | ROCKY HILL, CT 06067

LAND FOR SALE

NAI Lexington
Commercial



Kevin Kenny

Co-Founder, President
860.930.1099
KFK@NAI-LexCom.com

George Andrews

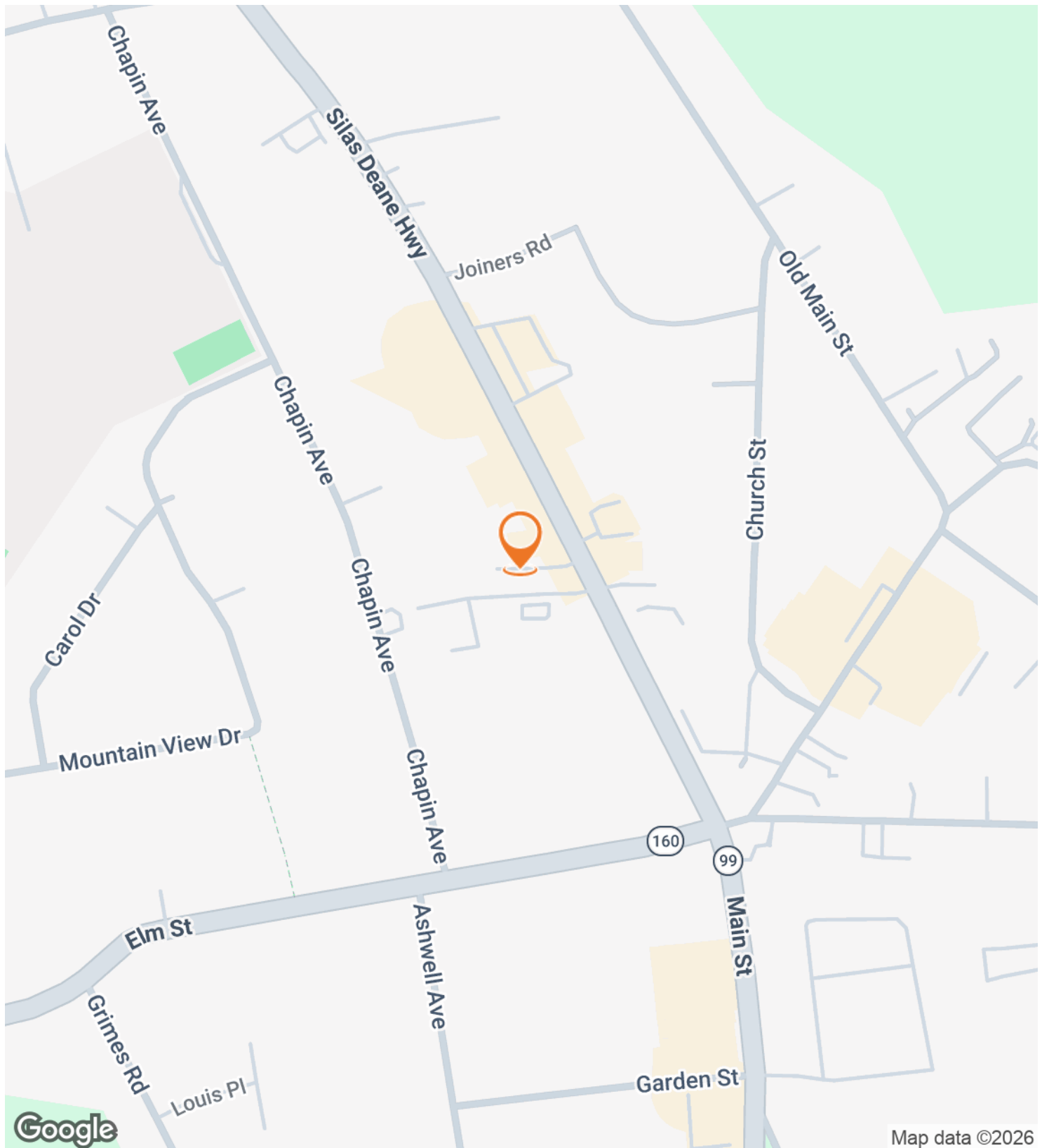
Brokerage Analyst
860.520.1005
gandrews@lexingtonct.com

NAI Lexington Commercial
1 Financial Plaza, Unit 1245
Hartford, CT 06103
860.930.1099
nai-lexcom.com

2245 SILAS DEANE HWY | ROCKY HILL, CT 06067

LAND FOR SALE

NAI Lexington
Commercial



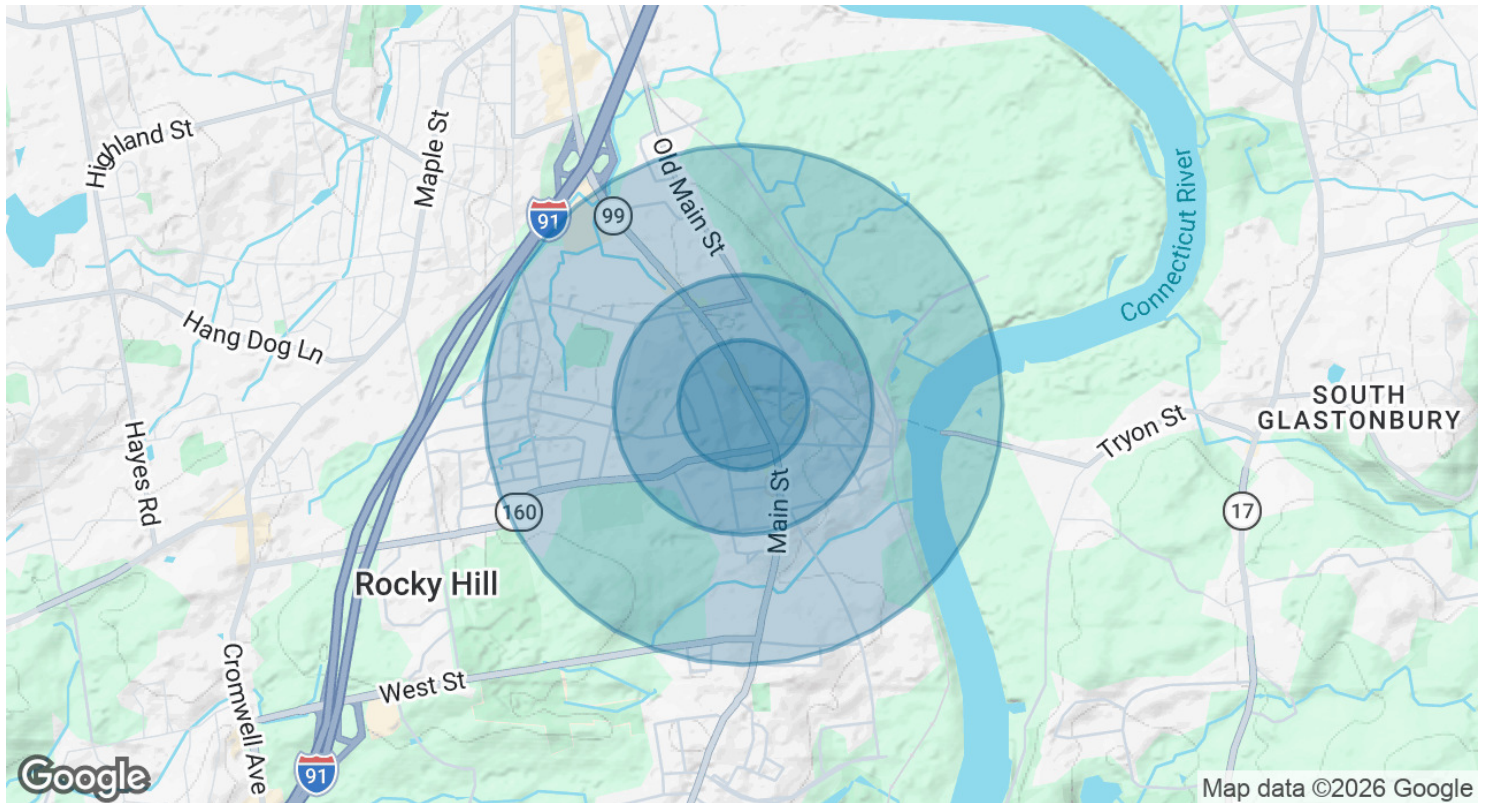
Kevin Kenny

Co-Founder, President
860.930.1099
KFK@NAI-LexCom.com

George Andrews

Brokerage Analyst
860.520.1005
gandrews@lexingtonct.com

NAI Lexington Commercial
1 Financial Plaza, Unit 1245
Hartford, CT 06103
860.930.1099
nai-lexcom.com

**POPULATION****0.25 MILES****0.5 MILES****1 MILE**

Total Population	836	1,917	4,934
Average Age	46.0	47.3	47.2
Average Age (Male)	36.8	40.7	44.0
Average Age (Female)	57.3	54.7	50.0

HOUSEHOLDS & INCOME**0.25 MILES****0.5 MILES****1 MILE**

Total Households	421	919	2,270
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$79,097	\$95,129	\$113,787
Average House Value	\$186,241	\$221,578	\$266,843

TRAFFIC COUNTS

14,794/day

2023 American Community Survey (ACS)

Kevin Kenny

Co-Founder, President
860.930.1099
KFK@NAI-LexCom.com

George Andrews

Brokerage Analyst
860.520.1005
gandrews@lexingtonct.com

NAI Lexington Commercial

1 Financial Plaza, Unit 1245
Hartford, CT 06103
860.930.1099
nai-lexcom.com