

Offering Price of \$7,975,000 (7.0% cap rate)

9 Building South Windsor, CT Office & Retail Portfolio on 12.3 Acres of Land



The buildings are located at 435 Buckland (Brandywine & Rosewood buildings), 465, 475, 479, 481, 491 & 497 Buckland Road along with 152 Deming Street and a vacant land parcel at 467 Buckland Road.

Buildings are 96% leased.

Located in the heart of South Windsor on Buckland Road, one of the Town's main retail and office arteries.

One Retail building and 8 Office buildings totaling roughly 65,000 square feet.

Development is rapidly stretching down Buckland Road from 1-84 to this property with a new Costco recently opening less than a half mile away.

For many years much of Buckland Road was farms and residences. Most of these properties have been redeveloped into retail, big box retail, banks, medical and office uses. Vacant land is scarce and the demand for space in the area is strong.

This portfolio offers an entry point into a rapidly expanding area. The 497 Buckland Road building is a cape house that offers excellent redevelopment potential as a ground lease for a retail pad site user or for larger office/retail development. The site was approved in 2011 for a three-story

16,800 square foot brick medical/office building. That approval has since lapsed but could potentially be revived. Rendering of the previously approved building below.



The portfolio is sited on 12.3 acres of land in the Center of Town adjacent to the Super Stop & Shop, CVS/Pharmacy and Five Corners.

Tenants include Key Bank, Coldwell Banker, Buckland Grill, Sawadee Thai, Open MRI of Buckland Hills along with numerous wealth managers, lawyers, accountants, medical users and other office tenants.



Call Mike Mahoney at RLM Co to inquire or arrange a tour.

860-236-1253 (w) or 860-983-3563 (cell)