

EXCLUSIVE DEVELOPMENT OFFERING

ROSE RIDGE COLLECTION

A ±25.5-ACRE DEVELOPMENT ASSEMBLAGE ON ROUTE 44

CANTON & AVON, CONNECTICUT | THE HEART OF THE FARMINGTON VALLEY



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±25.5
TOTAL ACRES

3
ASSEMBLED PARCELS

\$161K
MEDIAN HH INCOME

INVESTMENT & DEVELOPMENT OPPORTUNITY

Executive Summary

Amodio & Co. Real Estate is pleased to exclusively present The Rose Ridge Collection, a rare ±25.5-acre development assemblage strategically positioned along the Route 44 retail corridor at the Canton/Avon town line - the commercial gateway to one of Connecticut's wealthiest and most desirable submarkets, the Farmington Valley.

Comprising three contiguous parcels under the same ownership - 2 Albany Turnpike, 3 Albany Turnpike, and 29 West Avon Road - this offering delivers a scale of developable land that is virtually unavailable elsewhere along this corridor. The site is positioned for variety of possible uses including big box retail, a mixed-use redevelopment featuring retail pads, medical office, and residential product including townhomes or apartments, capitalizing on daily consumer traffic, exceptional visibility, and immediate proximity to some of the highest household income demographics in the state.

*“This is a **rare opportunity** for a qualified developer to shape the next chapter of retail and mixed-use growth in the Farmington Valley.”*

THE OFFERING

Property Overview

The assemblage totals approximately 25.5 acres across three parcels fronting the Route 44 / Albany Turnpike and West Avon Road corridors:

Parcel Address	Municipality	Approx. Acreage	Frontage	Zoning
2 Albany Turnpike	Canton, CT	6.98 acres	Route 44 / Albany Turnpike	EGDVD
3 Albany Turnpike	Canton, CT	15.22 acres	Route 44 / Albany Turnpike	EGDVD
29 West Avon Road	Avon, CT	3.39 acres	West Avon Road (Rte 167) — abuts Avon Land Trust	R-40
TOTAL ASSEMBLAGE		±25.5 ACRES	3 Parcels	

Positioning & Highest and Best Use

- Big-box retail anchor along Route 44
- A layered mixed-use concept: retail pads and medical/professional office fronting Route 44, with townhome, condo, or apartment product positioned toward the rear of the assemblage
- Smaller-footprint retail or a compact shopping center concept set back from the corridor, paired with one or two freestanding pad sites along Route 44
- Concept mirrors the large mixed-use development directly across the corridor, reinforcing market precedent for this pattern
- Assemblage scale — some of the last remaining contiguous developable acreage on the Route 44 corridor

DUE DILIGENCE

Site Plan & Parcel Boundary

Topographic GIS overlay. Red outline denotes the ±25.5-acre, 3-parcel boundary — 2 & 3 Albany Turnpike and 29 West Avon Road. For marketing purposes only — verify boundary with a licensed survey.

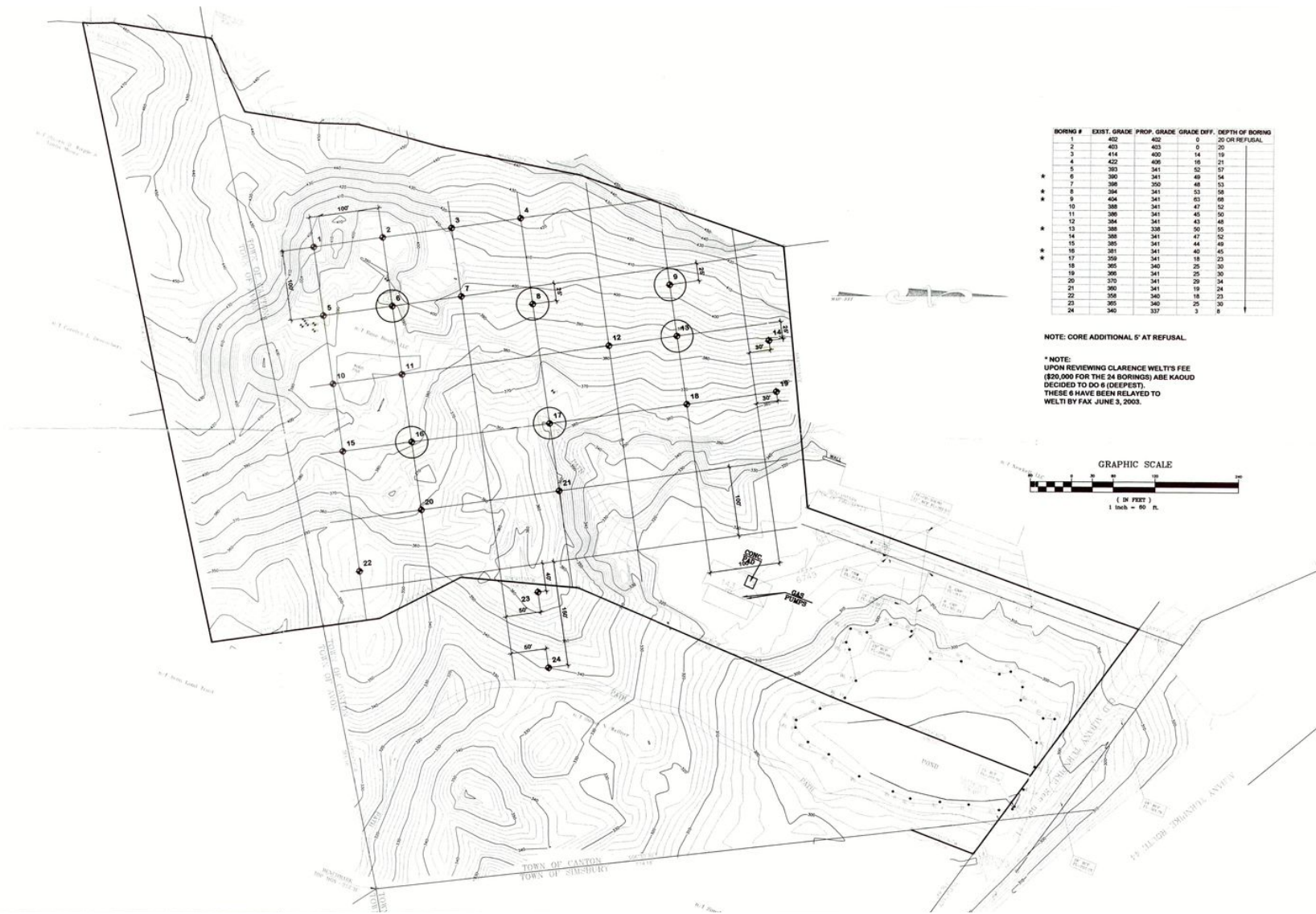




DUE DILIGENCE

Geotech Boring Map

Soil boring location plan for the site, prepared in connection with a prior geotechnical investigation (Clarence Welty Associates). Boring table at right shows existing grade, proposed grade, grade differential, and depth of boring / refusal for each location.



REGULATORY FRAMEWORK

Zoning & Permitted Uses

The Canton parcels comprising the assemblage — 2 Albany Turnpike and 3 Albany Turnpike — fall within the Town of Canton's East Gateway Design Village District (EGDVD), one of four Design Village Districts established under the Town's zoning code (§ 470-1704), alongside Canton Village, Collinsville, and Harts Corner. Each district regulates uses across distinct building frontage styles (BFS) — Main, Storefront, Town, and Detached.

MULTIFAMILY

Per the Town's use table, multifamily dwellings are expressly permitted in the East Gateway District along the Main Frontage east of Lovely Street, south of Route 44, to the southeast corner of the intersection of Albany Turnpike and Old Albany Turnpike — squarely encompassing the subject assemblage — subject to a minimum 15% business-use footprint on any given Design Plan. Multifamily dwellings are likewise permitted along the Town Frontage in this same area.

Business Uses Broadly Permitted in East Gateway

- Retail and service business, personal service business, and professional offices
- Restaurants (including outdoor dining) and alcoholic beverage sales
- Banks, day-care centers, and group day care
- Motels and hotels
- Theaters, recreation and amusement facilities, and indoor/outdoor athletic and fitness clubs
- Institutional uses, places of worship, and private schools

Residential & Affordable Housing Requirements

- Multifamily dwellings are permitted in East Gateway subject to the site-specific frontage conditions noted above
- 15% of all residential units (rounded down) must be income-restricted affordable units meeting C.G.S. § 8-30g(k) criteria
- In East Gateway specifically, a minimum of 15% of those affordable units (rounded down) must meet the 60% income threshold requirement

REGULATORY FRAMEWORK (CONTINUED)

Zoning & Permitted Uses

Process for Adding Uses (Canton)

Allowed uses may be added to a property via a zoning permit application to the Zoning Enforcement Officer (ZEO), provided the parking and loading standards of § 470-702 are met. Where a change of use triggers a change in required parking, the applicant must provide an existing improvement location plan (equivalent to an as-built), prepared by a professional surveyor, documenting existing site improvements and any proposed changes.

Avon Parcel — R-40 Residential Zone

The Avon parcel (29 West Avon Road, 3.39 acres) is zoned R-40 under the Town of Avon Zoning Regulations, a low-density single-family residential district (40,000 sq. ft. minimum lot size). Per the Town's Consolidated Use Table (Section 4.2, effective October 21, 2025):

- Permitted by right: single-family dwelling, two-family dwelling, accessory dwelling unit, group home, minor home occupation, and family/group day care (0–12 children)
- Allowed with Special Permit: multifamily dwellings, planned residential developments, cluster developments, and planned elderly residential developments (§6.2–6.5), plus nursing/convalescent homes, places of worship, and limited institutional or agricultural uses

AVON PARCEL – R-40 ZONE

R-40 is a residential district — no general retail, restaurant, office, or other standalone commercial use is permitted on the Avon parcel, by right or by Special Permit, under the Town's use table. Any residential component sited on this parcel would likely proceed via Special Permit as a multifamily, cluster, or planned residential development. The retail and commercial elements of a mixed-use concept for the overall assemblage would need to be concentrated on the Canton (East Gateway) frontage, where such uses are permitted.

This summary reflects the Town of Canton's Design Village District use table (§ 470-1704, amended through 1-21-2026; ecode360.com/CA2778) and the Town of Avon's Consolidated Use Table (Section 4, effective October 21, 2025), and is provided for general informational purposes. Prospective developers should confirm specific permitted uses and required Design Plan / Special Permit requirements directly with the Canton and Avon Planning & Zoning Offices.

TRADE AREA & RETAIL CORRIDOR

Route 44 — The Farmington Valley Corridor

Regional retail map showing the subject site relative to established retail nodes along Route 202/10 and Route 44, including Simsbury Commons, Avon Market Place, Shops @ Nod Brook, The Shops at Farmington Valley, and other national and regional tenancy in the surrounding trade area.



LOCATION & ACCESS

The Farmington Valley Address

The site sits directly on the Route 44 retail corridor at the Canton/Avon border — the primary east-west commercial spine connecting the Farmington Valley to the Greater Hartford metro. Route 44 and adjoining West Avon Road (Route 167) carry heavy daily commuter and shopper traffic between Canton, Avon, Simsbury, Farmington, and West Hartford, placing the site at the crossroads of the Valley's most affluent residential communities.

The Farmington Valley — encompassing Avon, Canton, and Simsbury — is consistently ranked among the highest-income, best-educated, and most desirable residential submarkets in Connecticut. The corridor is already home to strong national and regional retail, banking, medical, and restaurant tenancy, reflecting deep, durable consumer demand.

- Minutes from Avon's Town Center / West Main Street retail district
- Direct connectivity to Route 10, Route 4, Route 202, and I-84 via Route 44
- Approximately 15–20 minutes to downtown Hartford and Bradley International Airport
- Surrounded by established residential neighborhoods, top-rated schools, and corporate/medical employment centers



The Shops at Farmington Valley

TRADE AREA DEMOGRAPHICS

An Exceptionally Affluent Trade Area

The Farmington Valley ranks among the top income submarkets in Connecticut — and among the highest in New England. Avon, Canton, and Simsbury each post household incomes far above state and national averages, underpinning outsized retail spending power for the corridor.

Community	Median HH Income	Per Capita Income	Population	Median Age
Avon, CT	\$161,938	\$101,000	18,946	45.3
Canton, CT	\$117,991	\$88,787	10,419	45.3
Simsbury, CT	\$157,907	\$78,451	25,066	42.3
Connecticut (state)	\$95,781	\$55,915	3.6M	41.1

Sources: U.S. Census Bureau, American Community Survey 5-Year Estimates (2024); Census Reporter; city-data.com; connecticut-demographics.com.

Farmington Valley Snapshot

- Avon's median household income of \$161,938 is approximately 69% above the Connecticut state median
- A 5-mile radius centered on Avon reflects a median household income near \$150,000 — well above Hartford County and Connecticut averages
- Canton and Simsbury both post household incomes 23–65% above the statewide median
- The combined Farmington Valley trade area is characterized by low unemployment, high homeownership, high educational attainment, and long average length of residency — the profile of a stable, spending-ready consumer base

TRADE AREA DEMOGRAPHICS

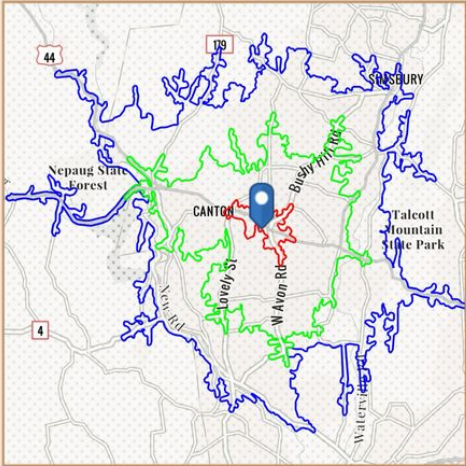
Site Radius & Demographics

CCIM Benchmark Demographics Report (Esri 2025/2030, Esri-Data Axle 2025) for 2 Albany Turnpike, Canton, CT — 5, 10, and 15-minute drive-time rings, benchmarked against the Capitol Planning Region, Hartford-West Hartford-East Hartford CBSA, Connecticut, and the U.S.

BENCHMARK DEMOGRAPHICS

2 Albany Tpke, West Simsbury, Connecticut, 06092

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Capitol Planning Region	CBSAs Hartford-West Hartford, CT	States Connecticut	USA
AGE SEGMENTS							
0 - 4	4.88%	4.90%	4.81%	4.81%	4.67%	4.76%	5.39%
5 - 9	5.55%	5.86%	5.60%	5.19%	5.06%	5.16%	5.68%
10 - 14	6.21%	6.33%	6.23%	5.44%	5.33%	5.54%	5.93%
15 - 19	6.60%	6.18%	6.12%	6.59%	6.43%	6.43%	6.43%
20 - 34	14.51%	15.03%	15.28%	19.76%	19.40%	19.22%	20.35%
35 - 54	24.71%	24.40%	24.40%	24.88%	24.69%	24.82%	25.21%
55 - 74	26.64%	26.70%	26.95%	24.27%	25.03%	24.96%	22.77%
75+	10.03%	10.52%	10.65%	9.04%	9.36%	9.06%	8.23%
HOUSEHOLD INCOME							
<\$15,000	3.6%	3.4%	2.8%	7.5%	7.4%	7.4%	8.0%
\$15,000-\$24,999	3.2%	4.4%	3.2%	4.7%	4.7%	4.5%	5.5%
\$25,000-\$34,999	5.4%	4.1%	2.9%	4.8%	4.7%	4.5%	5.8%
\$35,000-\$49,999	6.4%	6.2%	5.9%	8.0%	7.8%	8.2%	9.3%
\$50,000-\$74,999	6.1%	7.6%	7.9%	13.3%	13.4%	13.5%	15.1%
\$75,000-\$99,999	5.0%	8.1%	8.8%	12.5%	12.4%	11.4%	12.4%
\$100,000-\$149,999	14.3%	13.6%	14.8%	16.9%	16.9%	17.0%	18.0%
\$150,000-\$199,999	12.9%	13.7%	13.9%	12.1%	12.5%	12.2%	10.4%
\$200,000+	42.9%	39.0%	39.6%	20.2%	20.4%	21.5%	15.4%
KEY FACTS							
Population	757	19,259	45,117	977,621	1,152,809	3,627,117	343,528,394
Daytime Population	2,624	23,023	48,222	1,024,377	1,189,360	3,580,409	341,846,552
Employees	357	9,980	23,069	500,781	593,845	1,872,667	168,700,572
Households	280	7,533	18,503	401,552	477,415	1,469,143	134,397,562
Average HH Size	2.65	2.50	2.41	2.34	2.32	2.39	2.49
Median Age	45.9	45.1	45.4	41.1	41.9	41.8	39.6
HOUSING FACTS							
Median Home Value	496,154	481,905	492,439	365,958	377,286	409,876	376,272
Owner Occupied %	85.0%	83.5%	80.4%	65.3%	67.0%	65.8%	64.0%
Renter Occupied %	15.0%	16.5%	19.6%	34.7%	33.0%	34.2%	36.0%
Total Housing Units	296	7,818	19,248	423,757	508,440	1,569,656	149,274,959
INCOME FACTS							
Median HH Income	\$168,897	\$157,704	\$160,253	\$97,943	\$99,348	\$101,342	\$85,893
Per Capita Income	\$80,162	\$79,692	\$85,277	\$55,362	\$56,441	\$59,985	\$48,241
Median Net Worth	\$1,363,248	\$1,121,108	\$1,127,642	\$369,075	\$398,737	\$393,468	\$276,821

MARKET CONTEXT

Why the Farmington Valley

The Farmington Valley has long been regarded as Greater Hartford's premier suburban address — a magnet for executives, professionals, and families drawn to its top-ranked schools, historic town centers, and quality of life, while remaining minutes from downtown Hartford's employment base.

- Consistently ranked among Connecticut's top communities for schools, safety, and quality of life
- Deep base of corporate, medical, and professional employment nearby, including Hartford's insurance and healthcare sectors
- Limited developable land along Route 44 has kept new retail and mixed-use supply scarce relative to demand
- Strong existing retail anchors and restaurant/service tenancy validate consumer draw to the corridor
- Growing demand for walkable, mixed-use residential product from downsizing empty-nesters and young professionals alike



Heublein Tower, Talcott Mountain (left) and the Farmington River (right) — iconic Farmington Valley landmarks

MEET YOUR BROKER

Broker Profile



Eric Amodio, MBA, CCIM

Eric holds a bachelor's degree in finance and an MBA in real estate, both from Bentley University. Eric was awarded the Hartford Business Journal's 40 Under 40 Award as well as 2018 National Association of Realtors Commercial Award Winner for Connecticut. He holds the highly regarded CCIM designation (Certified Commercial Investment Member) to bring further financial investment expertise to his clients' real estate decisions. He has over 15 years of sales and leasing experience in multiple asset types including retail, office, industrial, self-storage, and multifamily properties. Notable transactions representing such entities as Stanley Black & Decker, Goodwin University, Access Health CT, Popeyes Chicken, The Connecticut Bar Association, and many more. He also brings extensive personal investment experience to his multifamily clients, with a focus on value-add, off-market opportunities. Eric served as past-president for the Connecticut CCIM chapter and holds eight CCIM DealMaker awards for office and multifamily deals of the year.

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Professional Affiliations & Awards

- Board of Directors, Connecticut CCIM Chapter
- 2022 President, Connecticut CCIM Chapter
- 2023 CT CCIM DealMaker Award, Office Sale
- 2022 CT CCIM DealMaker Award, Office Lease
- 2022 CT CCIM DealMaker Award, Multifamily Sale
- 2021 CT CCIM DealMaker Award, Multifamily Sale
- 2019 CT CCIM DealMaker Award, Multifamily Sale & Office Lease
- 2018 "40 Under 40" Award, Hartford Business Journal
- 2018 CCIM CT DealMaker Award, Office Sale
- 2017 CCIM CT DealMaker Award, Multifamily Sale
- 2016 CCIM CT DealMaker Award, Multifamily Sale
- CT Commercial Real Estate Alliance, Former Committee Member