

VACANT VETERINARIAN FOR SALE/LEASE

69 Oakland Rd, South Windsor, CT 06074



ANGELO IACOBELLI

MANAGING PARTNER

D – 586.200.0044

C – 586.718.7011

E – Angelo@amcreis.com

CORBIN MONTPAS

MANAGING PARTNER

D – 586.200.0041

C – 586.914.7735

E – Corbin@amcreis.com

BRIAN BROCKMAN

BROKER

Bang Realty-New England Inc

D – 513.898.1551

E – BOR@bangrealty.com

L – REB.0792373



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Property Highlights

- Vacant Commercial Building – Immediate opportunity for lease-up, owner-user occupancy, renovation, or redevelopment in an established South Windsor location.
- 3.80 Acre Site – Rarely available commercial parcel size offering flexibility for repositioning, site reconfiguration, or future redevelopment.
- RC Zoning – Restricted Commercial zoning supports a range of commercial uses, making the property well-suited for office, medical, and service-oriented users.
- Strong Owner-User or Investor Appeal – Vacant status allows a buyer to create value through direct occupancy or by securing a new tenant without existing lease constraints.
- Affluent South Windsor Location – Positioned within a desirable Hartford-area suburb known for stable residential demographics and long-term commercial demand.
- Proximity to Major Retail and Highway Access – Conveniently located near South Windsor’s broader commercial corridors with access to regional transportation routes serving the Hartford market.

RC (Restricted Commercial) Zoning

- Medical, dental, and veterinary offices
- Professional offices (legal, financial, accounting, insurance, real estate)
- Personal services — salons, nail studios, dry cleaners, tailors
- Neighborhood-scale retail — pharmacy, florist, bakery, specialty food
- Quick-service beverage — coffee shops, juice bars
- Banks and neighborhood branch financial institutions
- Restaurants (sit-down; drive-through requires special approval)
- Religious institutions
- Accessory/incidental product sales tied to primary use
- EV charging stations (accessory)
- Mobile food vendors (temporary/accessory)

**LEASE RATE:
DETERMINED BY MARKET**

ABSOLUTE NNN LEASE

**ASKING PRICE:
\$925,000**

**Zoning:
RC
(Restricted Commercial)**



**Traffic Counts
±13,000**



**Lot Size:
3.80 Acre**



STATISTICS

RADIUS	2 MILE	3 MILE	5 MILE	10 MILE
Population	19,647	40,656	117,982	443,880
Households	8,232	16,867	49,046	180,325
Household Income	\$147,200	\$143,900	\$118,300	\$103,200

RADIUS	TOTAL SPECIFIED CONSUMER SPENDING
2 Miles	\$541M
5 Miles	\$3.3B
10 Miles	\$10.6B

METRIC	2 MILES	5 MILES	10 MILES
Median Age	41	42	41

CATEGORY	2 MILES	5 MILES	10 MILES
Entertainment, Hobbies & Recreation	\$27.6M	\$163.5M	\$500.6M
Apparel & Footwear	\$16.1M	\$104.2M	\$343M
Household Goods & Furnishings	\$171.9M	\$1.1B	\$3.5B
Food & Alcohol	\$64.8M	\$414.9M	\$1.3B

New Developments in South Windsor, CT

- Continued economic investment across the Greater Hartford region, supported by growth in nearby regional centers including Hartford, East Hartford, and Manchester.
- Expansion of healthcare systems and medical facilities throughout the Hartford metropolitan area serving the broader regional population.
- Ongoing advanced manufacturing, aerospace, and logistics activity across the region, supported by access to major interstate corridors including I-84 and I-291.
- Retail and service-oriented growth occurring in nearby Manchester retail districts and Buckland Hills commercial corridor, strengthening regional economic activity.
- Continued residential development and suburban population stability throughout South Windsor and surrounding Hartford County communities.
- Regional infrastructure connectivity via Interstate 291, Interstate 84, and Bradley International Airport, linking South Windsor to major employment and population centers throughout the Hartford metropolitan area.

EMPLOYMENT BASE & INDUSTRY MIX

INDUSTRY & EMPLOYMENT BASE

South Windsor, Connecticut is supported by a stable and regionally diversified employment base within Hartford County and the broader Hartford metropolitan region. The area benefits from employment anchored by finance and insurance, healthcare systems, advanced manufacturing, logistics and distribution, education, and public-sector services. South Windsor's proximity to Hartford and major interstate corridors including I-291 and I-84 positions the community within a large regional labor market, providing consistent daytime population support and resilient employment fundamentals.

ECONOMIC & DEMOGRAPHIC SUPPORT

South Windsor benefits from strong household incomes, established residential neighborhoods, and long-term residency patterns supported by professionals, healthcare workers, educators, and skilled trades throughout the Hartford region. Consumer spending remains durable across essential categories including grocery, healthcare services, dining, and neighborhood retail. High suburban vehicle dependency—typical of the Greater Hartford market—reinforces steady demand for convenience-oriented and service-based commercial uses.

RETAIL DEMAND & COMPETITIVE CENTERS

Retail demand in South Windsor is concentrated along primary commercial corridors including Oakland Road, Buckland Road, and nearby Interstate-access retail districts serving the greater Hartford trade area. These corridors support national retailers, grocery stores, service-oriented businesses, and neighborhood commercial centers capturing daily-needs consumer spending. Limited availability of well-located commercial sites within established suburban corridors creates a supply-constrained environment, supporting long-term demand for redevelopment and neighborhood-serving commercial uses.

South Windsor, Connecticut

Located in Hartford County within the Greater Hartford region, South Windsor is a well-established suburban community positioned near major transportation corridors including Interstate 291 and Interstate 84. The town benefits from direct connectivity to Hartford, East Hartford, and Manchester, while maintaining its own strong residential base and consistent demand for neighborhood-serving retail and service businesses.

Historically supported by a diversified regional economy, South Windsor and the surrounding Hartford County area function as part of one of Connecticut's primary economic centers. The local economy is supported by a mix of finance and insurance, healthcare services, education, advanced manufacturing, retail trade, logistics operations, and public-sector employment, providing a stable consumer base for local businesses and commercial development.

Major employment support within the broader trade area includes regional healthcare systems, financial institutions, aerospace and advanced manufacturing companies, public school systems, and municipal government throughout the Hartford metropolitan region. Commuting patterns to nearby employment centers including Hartford, East Hartford, and Manchester further contribute to stable household incomes and consistent consumer spending across retail and service categories.

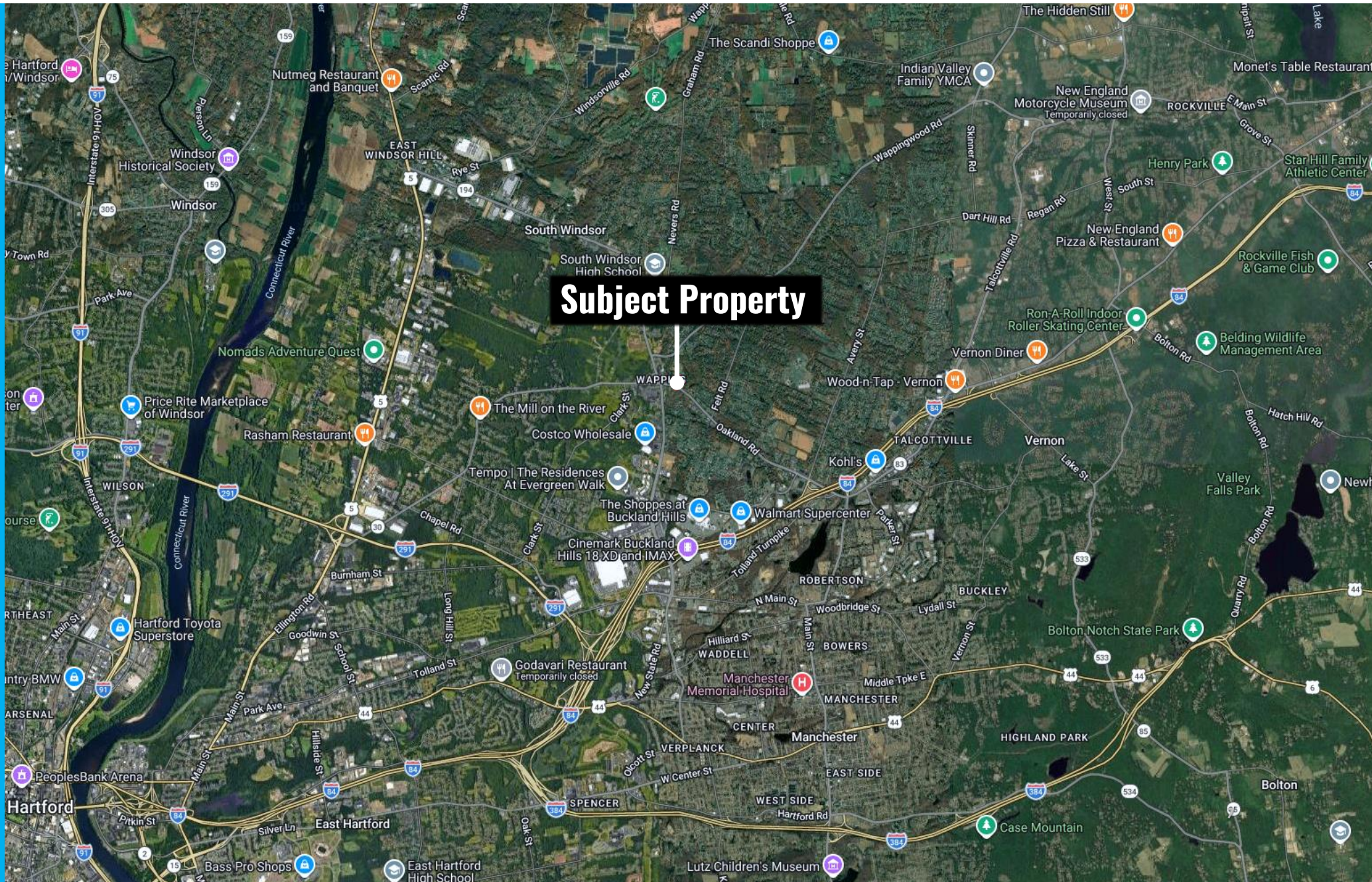
Commercial activity in South Windsor is concentrated along primary community corridors including Oakland Road, Buckland Road, and nearby regional connectors linking residential neighborhoods with surrounding retail districts. These corridors serve as focal points for local shopping activity and support a mix of national retailers, grocery stores, service-oriented businesses, and locally operated establishments capturing daily consumer spending.

Community stability is reinforced by strong household incomes, established residential neighborhoods, and long-term residency patterns typical of suburban communities within the Hartford metropolitan area. Retail and service performance in the area is driven by accessibility, proximity to residential neighborhoods, and demand for convenient access to everyday goods and services.

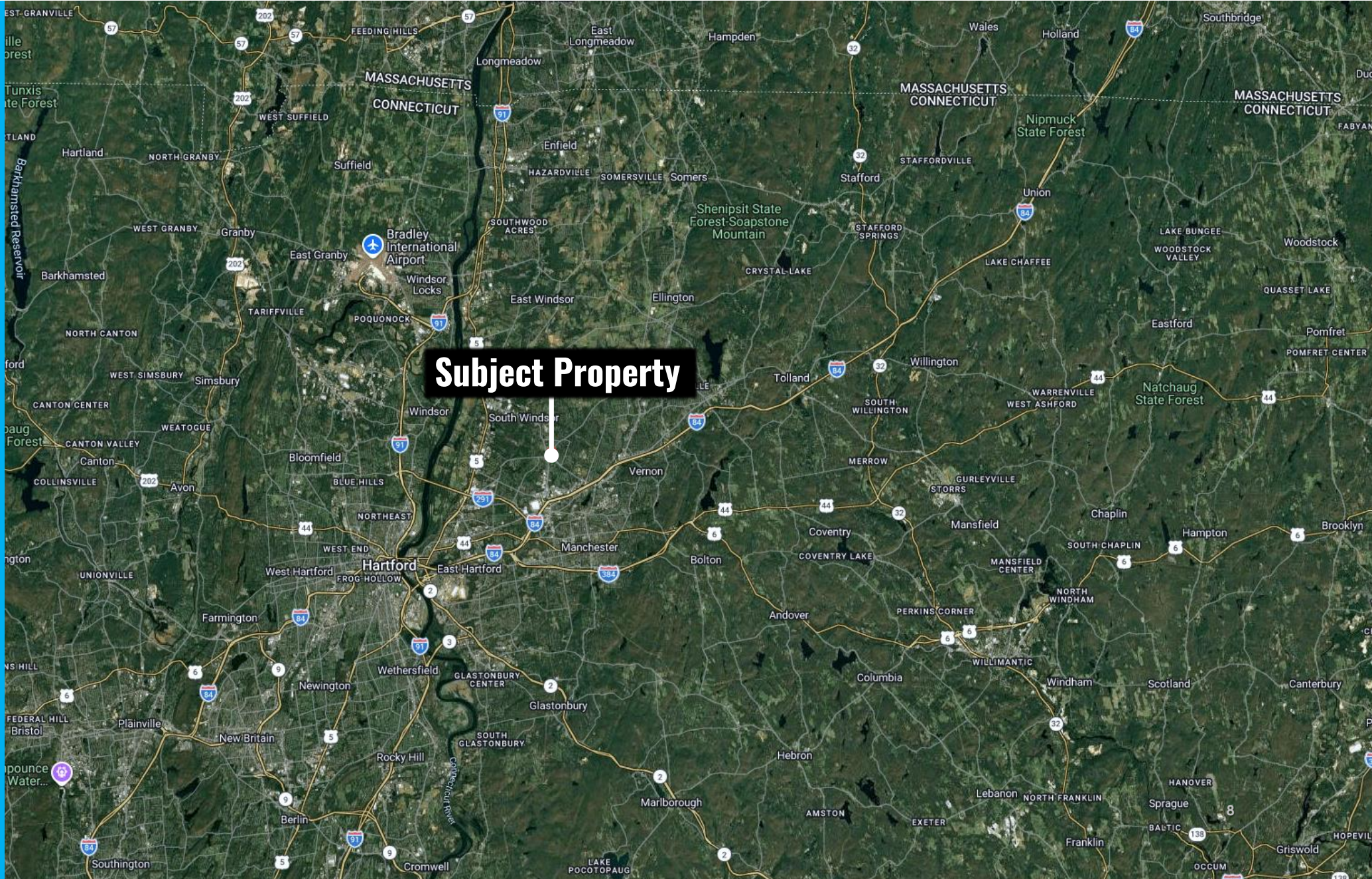
South Windsor benefits from limited availability of well-located commercial sites within established suburban corridors, which supports long-term demand for redevelopment and neighborhood-serving commercial uses. As a result, strategically positioned commercial sites are well positioned to capture consistent local traffic while benefiting from durable long-term market fundamentals within the Greater Hartford region.







Subject Property

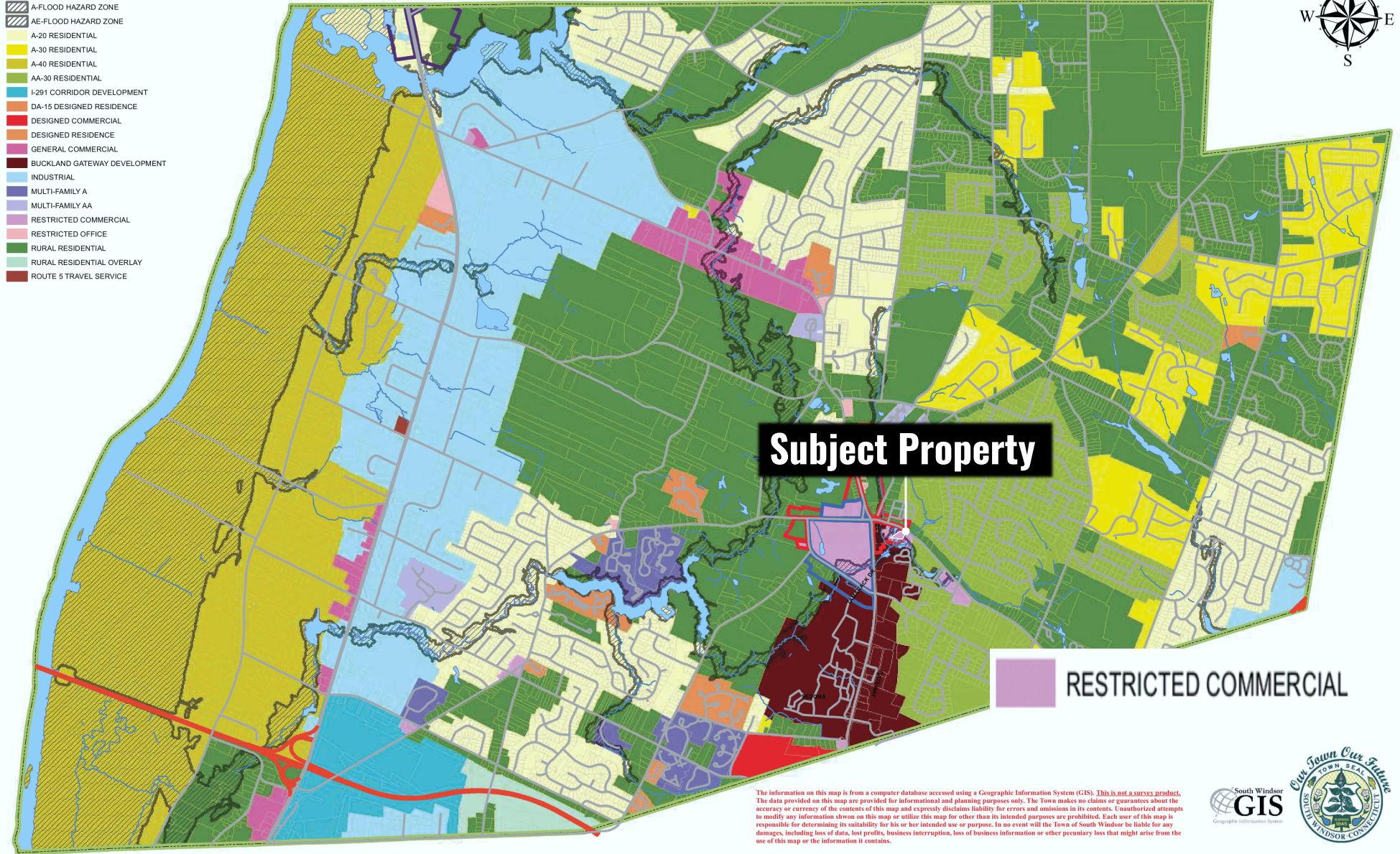




TOWN OF SOUTH WINDSOR, CT ZONING MAP 2024



- CENTER CORE ZONE
- CENTER NORTH ZONE
- RTE 5 NORTH ZONE
- A-FLOOD HAZARD ZONE
- AE-FLOOD HAZARD ZONE
- A-20 RESIDENTIAL
- A-30 RESIDENTIAL
- A-40 RESIDENTIAL
- AA-30 RESIDENTIAL
- I-201 CORRIDOR DEVELOPMENT
- DA-15 DESIGNED RESIDENCE
- DESIGNED COMMERCIAL
- DESIGNED RESIDENCE
- GENERAL COMMERCIAL
- BUCKLAND GATEWAY DEVELOPMENT
- INDUSTRIAL
- MULTI-FAMILY A
- MULTI-FAMILY AA
- RESTRICTED COMMERCIAL
- RESTRICTED OFFICE
- RURAL RESIDENTIAL
- RURAL RESIDENTIAL OVERLAY
- ROUTE 5 TRAVEL SERVICE

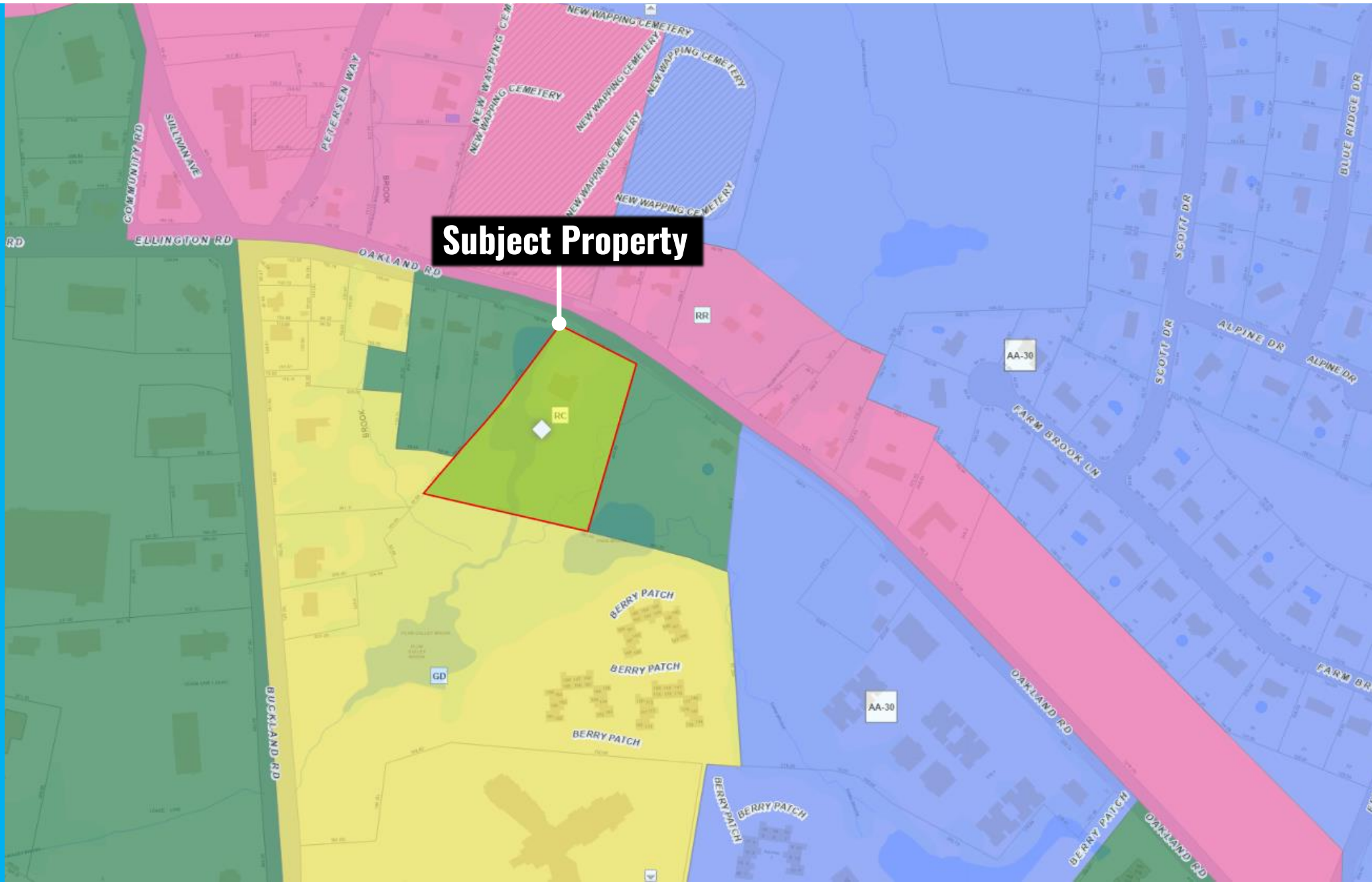


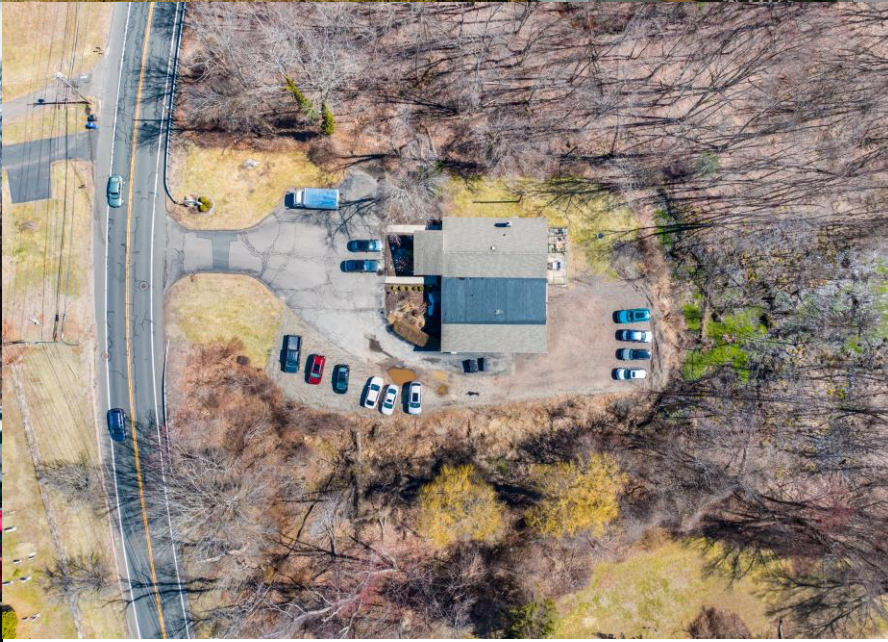
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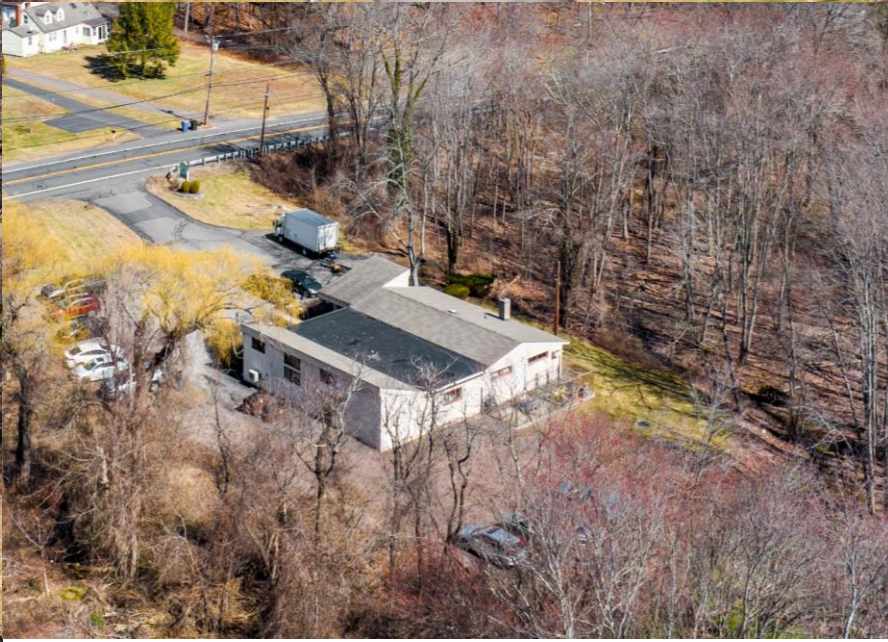
RESTRICTED COMMERCIAL

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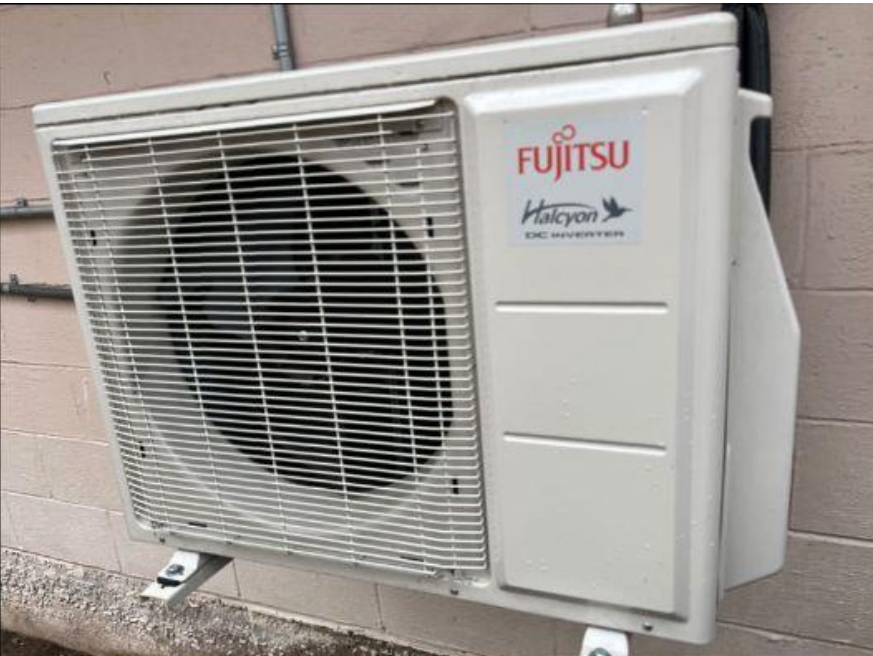


















LISTING CONTACTS

Angelo Iacobelli

P-586.200.0044 | C- 586.718.7011
angelo@amcreis.com

Corbin Montpas

P-586.200.0041 | C-586.914.7735
corbin@amcreis.com

Brian Brockman | Broker of Record | Bang Realty-New England Inc | P-513.898.1551 | Bro@bangrealty.com | 2939 Vernon Place, Cincinnati, OH 45219 | License#REB.0792373