



OFFERING MEMORANDUM

664 Route 6, Andover, CT

Prime Route 6 Mixed-Use Opportunity | High Visibility & Development Potential

SALE PRICE \$600,000



**BERKSHIRE
HATHAWAY**
HOME SERVICES

NEW ENGLAND
PROPERTIES



PRESENTED BY

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CONFIDENTIALITY & DISCLAIMER

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.

EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

This highly visible 1,600 SF mixed-use property at 664 Route 6 in Andover, CT presents a compelling opportunity for investors, developers, and owner-users alike. Positioned along a well-traveled commercial corridor with approximately 13,000 vehicles per day, the property offers exceptional frontage, accessibility, and exposure to both local and commuter traffic. The flexible layout supports a variety of uses including retail, professional office, medical, or service-based businesses, while also offering strong potential for mixed-use redevelopment. Surrounded by established residential neighborhoods and serving as a key connector between Windham and Hartford Counties, this location is ideally suited for users seeking to capitalize on growing demand for suburban commercial space in a supply-constrained market.

Location Advantage

- Prime Route 6 Location: High-visibility corridor connecting Windham & Hartford Counties
- Strong Daily Traffic: $\pm 13,000$ vehicles per day for consistent exposure
- Dense Surrounding Communities: Servicing Columbia, Coventry, Hebron & Manchester

OFFERING SUMMARY

- Property Type: Mixed-Use
- Building Size: 1,600 SF
- Acreage: 4.71 Acres
- Price/SF: \$375
- Year Built: 1955
- Zoning: R-40
- Investment Type: Redevelopment Opportunity
- Use Potential: Residential income, retail, or mixed-use development
- Frontage & Exposure: $\pm 450'$ on Route 6 | $\pm 13,000$ VPD
- Access: Route 66, Route 87 & I-384 nearby



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PROPERTY HIGHLIGHTS

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PROPERTY PROFILE

Position your business or investment in the heart of Eastern Connecticut at 664 Route 6 in Andover—a highly visible commercial opportunity along one of the region's primary east-west corridors. Offering exceptional exposure, strong daily traffic counts, and seamless connectivity to Columbia, Coventry, Hebron, Marlborough, and Manchester, this location is ideally suited for a wide range of commercial uses.

This versatile property presents a rare opportunity for retail, mixed-use development, professional office, medical, or service-based users seeking both visibility and accessibility in a growing Central Connecticut market. Route 6 serves as a key commuter and commercial artery, delivering consistent traffic flow and supported by surrounding residential communities.

With limited commercial inventory in the immediate area, the property is well-positioned to capitalize on increasing demand for suburban retail, flexible commercial space, and mixed-use investment opportunities. Whether establishing a flagship location, expanding an existing portfolio, or executing a redevelopment vision, 664 Route 6 offers a compelling value-add opportunity with long-term upside in a steadily growing secondary market.

KEY HIGHLIGHTS

- Prime frontage on Route 6 with excellent signage visibility
- High-traffic location connecting Windham County to Hartford County
- Ideal for retail storefront, restaurant, convenience use, or boutique commercial concepts
- Strong potential for mixed-use redevelopment (retail + residential or office)
- Convenient access to Route 66, Route 87, and I-384
- Surrounded by established residential neighborhoods and local businesses
- Growing demand for neighborhood retail and service-oriented commercial space



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EXTERIOR PHOTOS

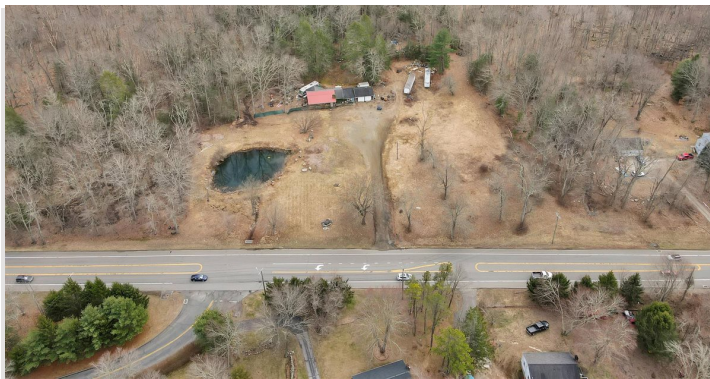
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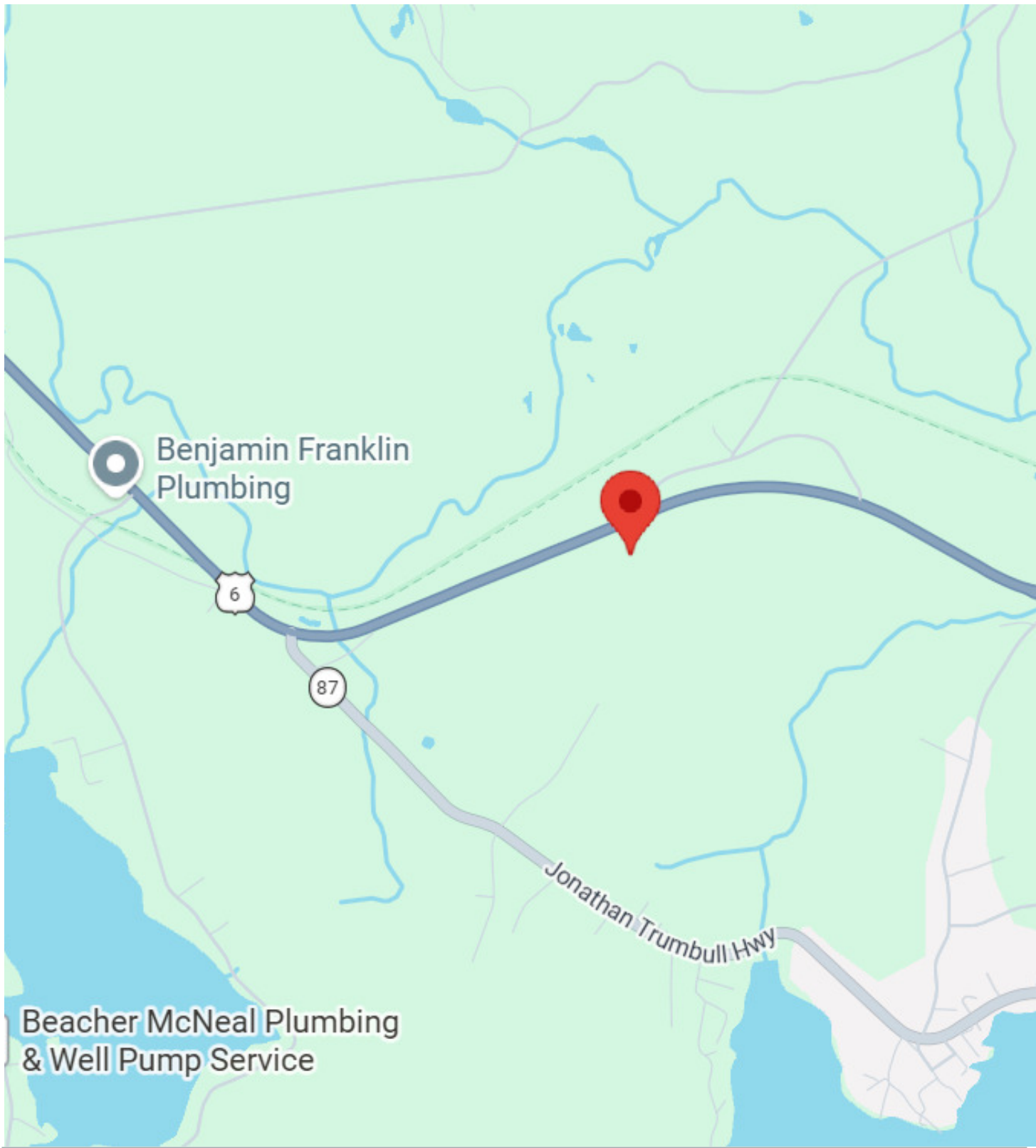
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LOCATION MAP

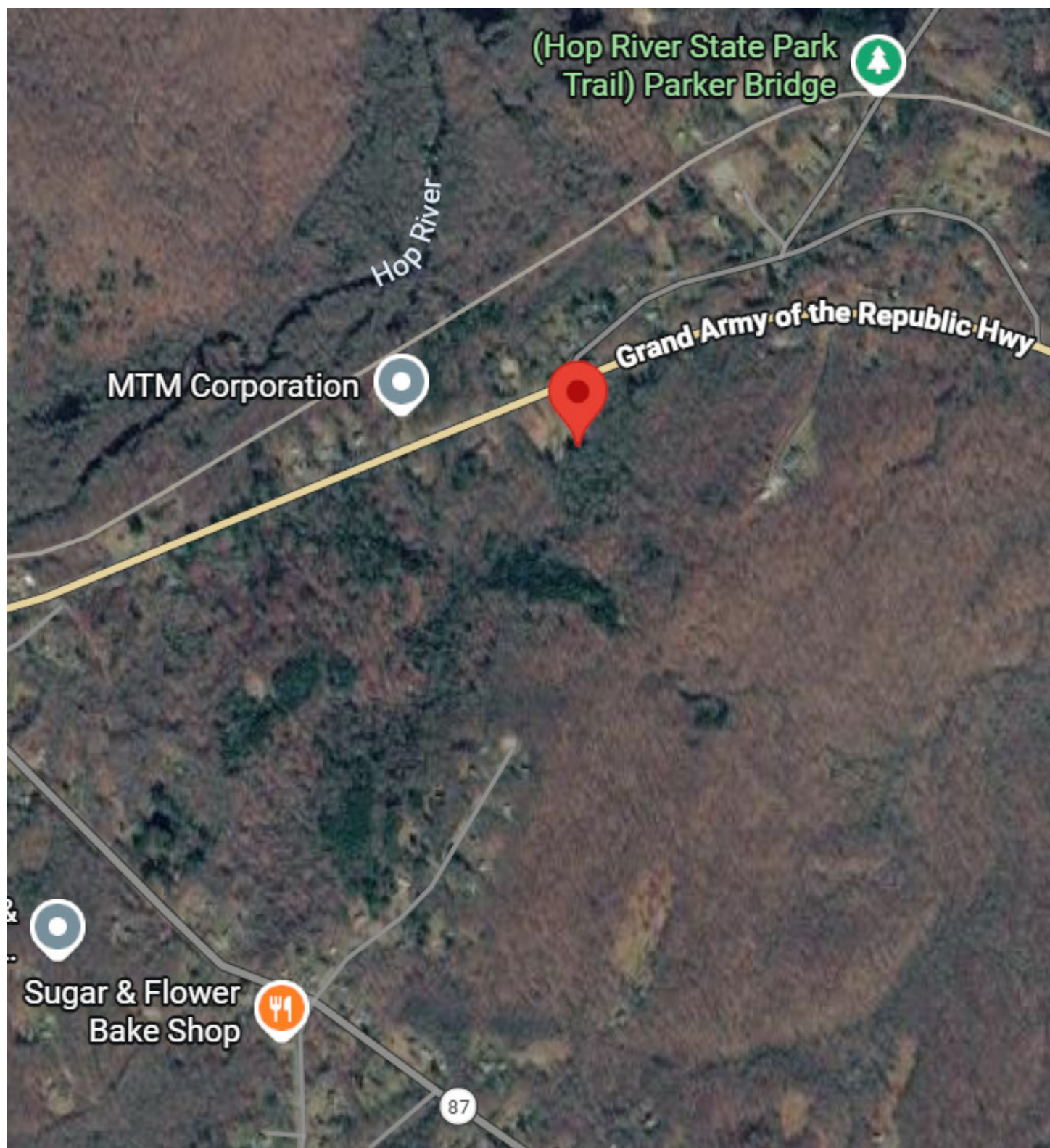
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AERIAL MAP

664 Route 6, Andover, CT | Prime Route 6 Mixed-Use Opportunity | High Visibility & Development Potential



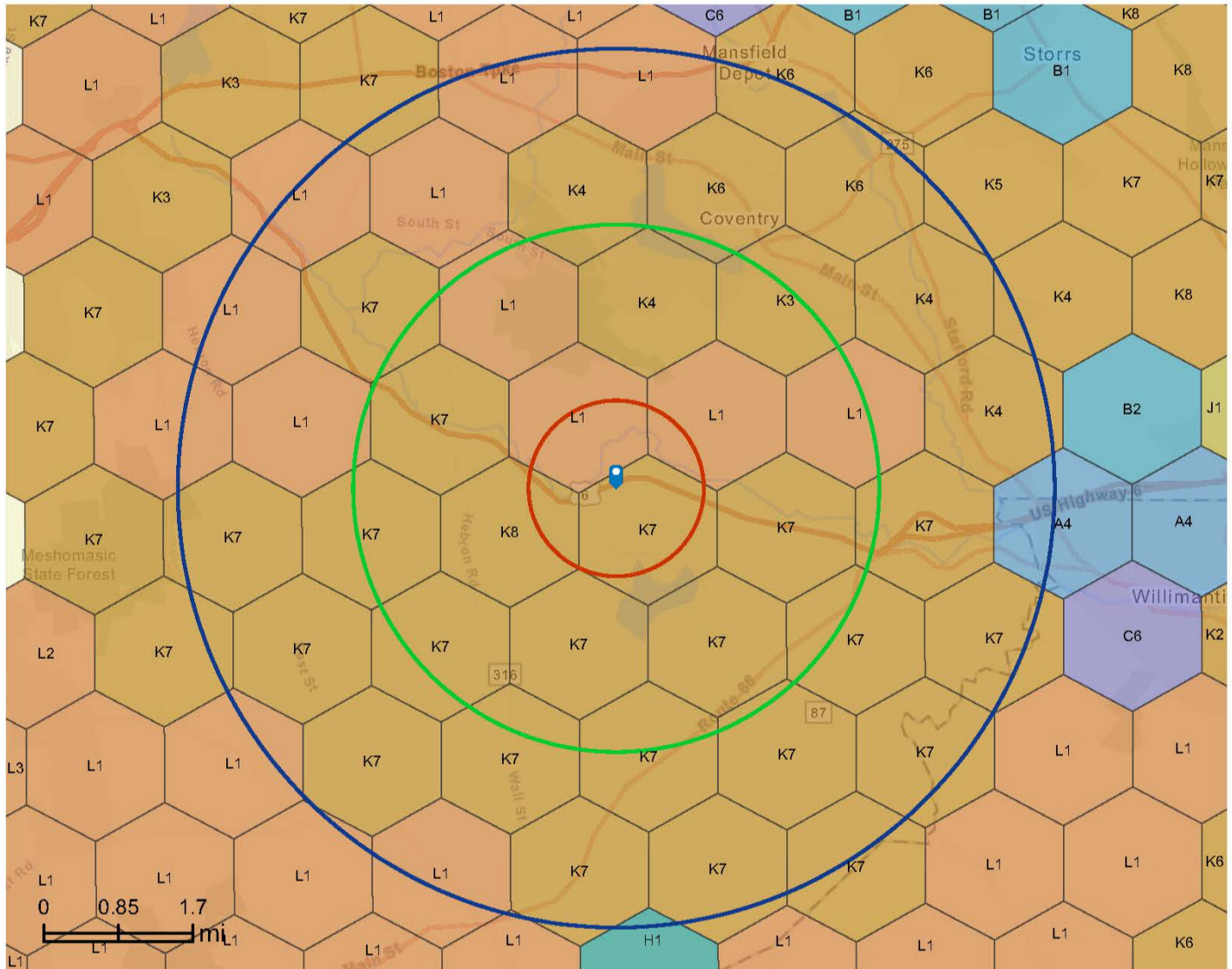
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DOMINANT TAPESTRY MAP

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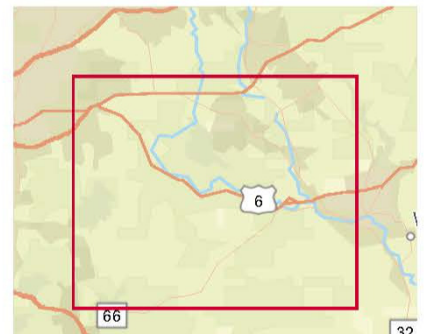


1, 3, 5 MILE RADII



LifeMode Groups

 A: Urban Threads	 H: Family Prosperity
 B: Books and Boots	 I: Countryscapes
 C: Metro Vibes	 J: Mature Reflections
 D: Tech Trailblazers	 K: Suburban Shine
 E: Community Connections	 L: Premier Estates
 F: Urban Harmony	 U: Unclassified



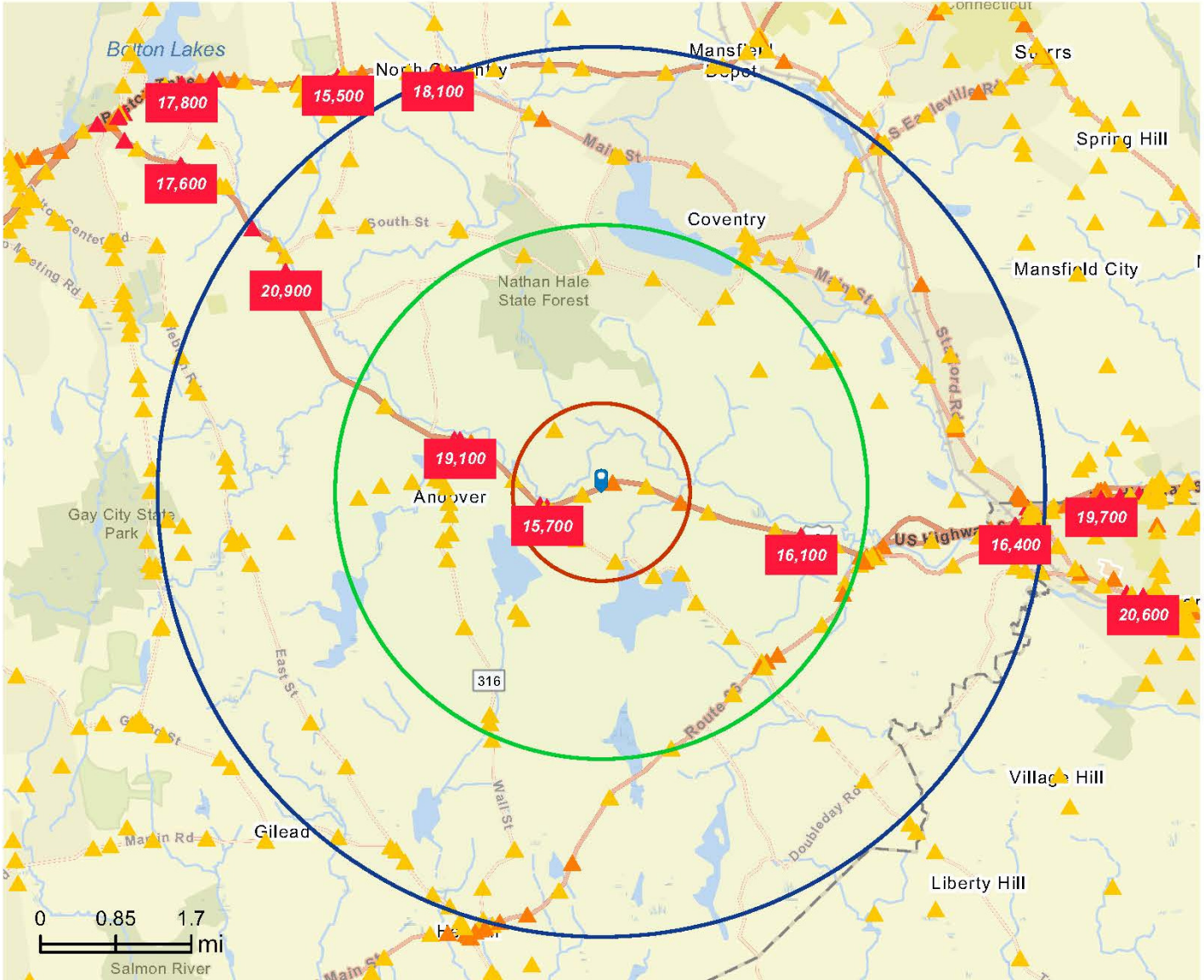
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TRAFFIC COUNT CLOSE UP

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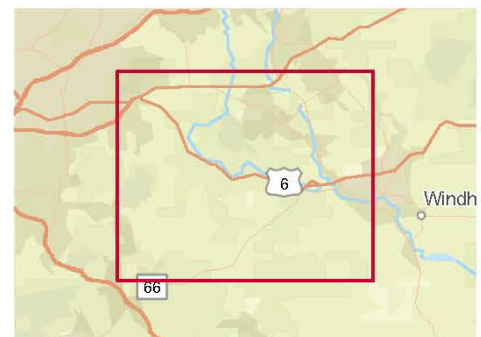


1, 3, 5 MILE RADII



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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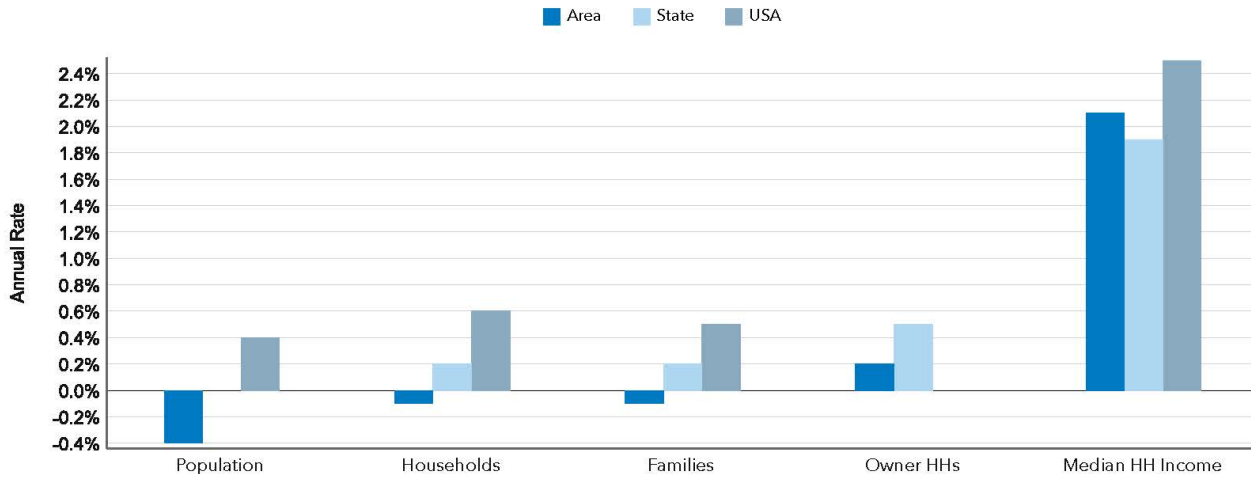
DEMOGRAPHIC AND INCOME PROFILE

(5 mile radius)

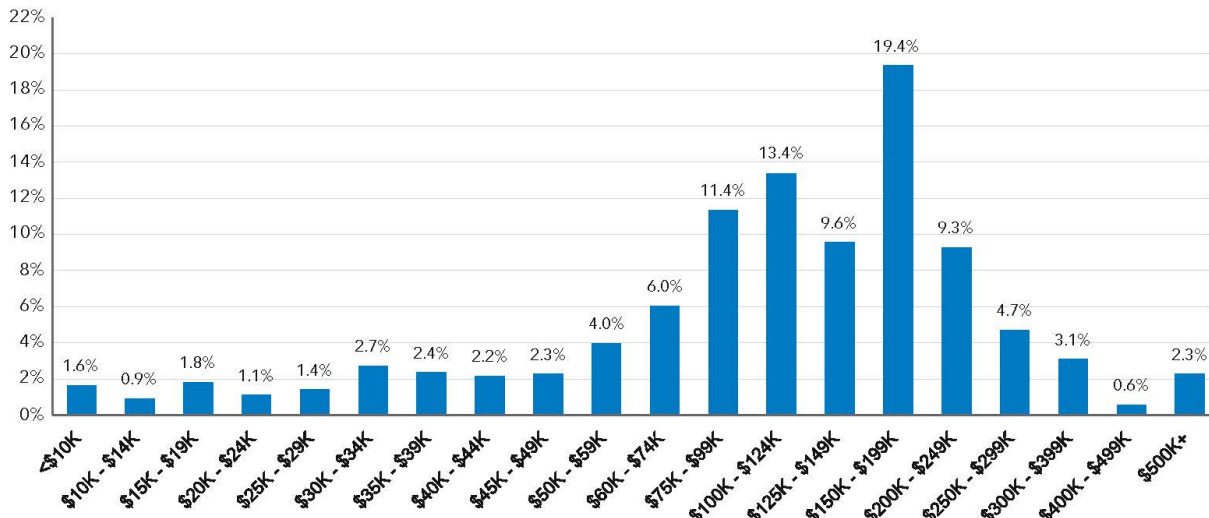
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Trends: 2025 - 2030 Annual Rate



Households by Income for 2025



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