

THE SHOPPES AT VERNON VALLEY • LAND FOR SALE / LEASE

380 TALCOTTVILLE RD, VERNON ROCKVILLE, CT 06066



ELITE
COMMERCIAL REAL ESTATE SERVICES
A Veteran Owned Company



PROPERTY DESCRIPTION

FOR SALE, LEASE OR BUILD-TO-SUIT: 2 Approved pad sites (4,000 sf and 8,000 sf) plus a 2.7 acre development site. Signalized entrance with 406' feet of frontage on Route 83. Join Aldi's Supermarket, high visibility commercial area with easy access.

PROPERTY HIGHLIGHTS

- FOR SALE, LEASE OR BUILD-TO-SUIT
- 2 Approved pad sites (4,000 sf and 8,000 sf)
- 2.7 acre Development Site
- Signalized Entrance
- 406' Feet of Frontage
- High Visibility Commercial Area
- Great Access to Routes 83 & 30 and I-84

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Available SF:	5.631 Acres
Lot Size:	5.631 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,027	21,378	41,487
Total Population	6,378	47,010	92,872
Average HH Income	\$105,403	\$96,959	\$97,326

CARL BERMAN CCIM, MICP

Managing Director
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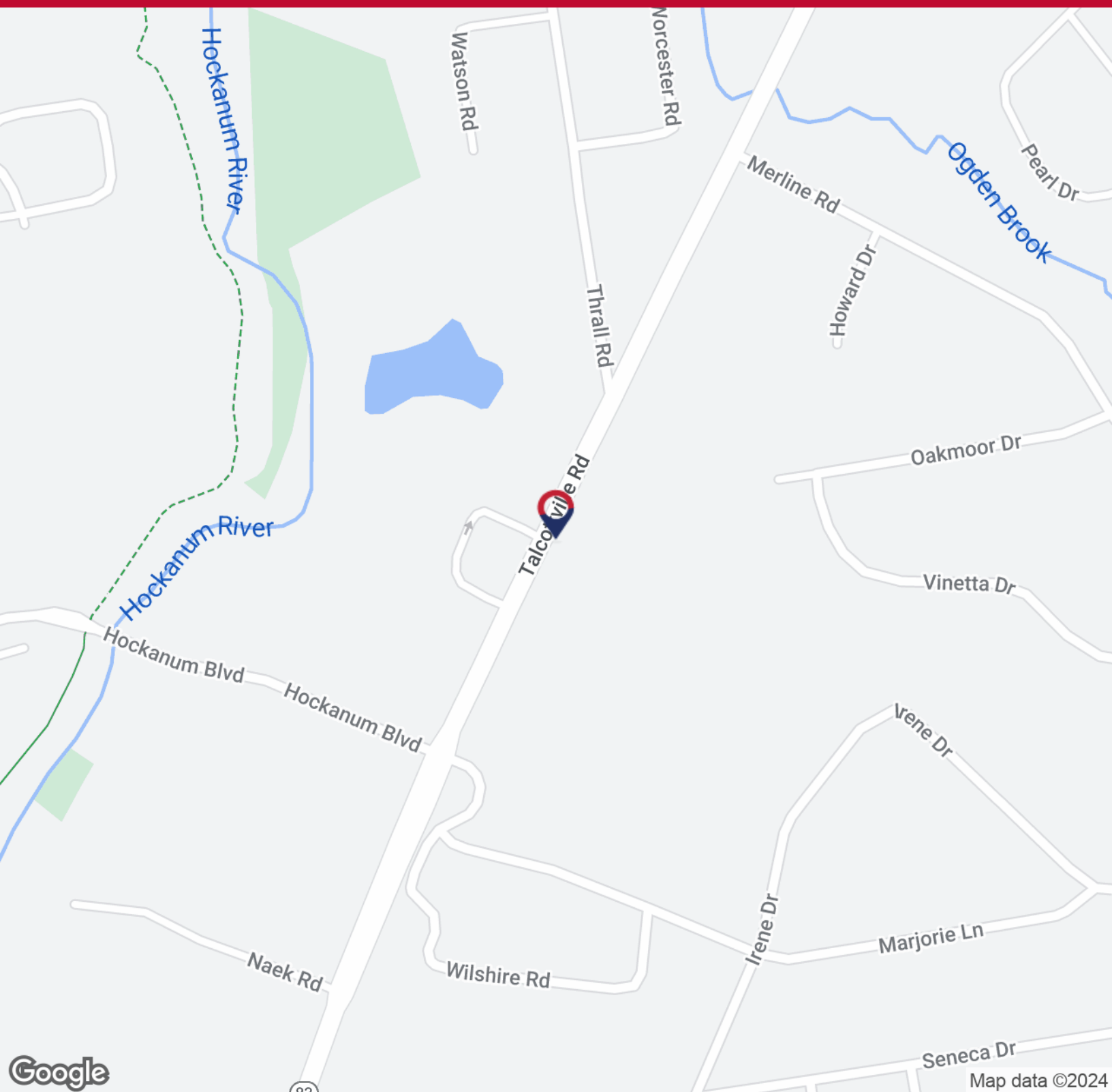
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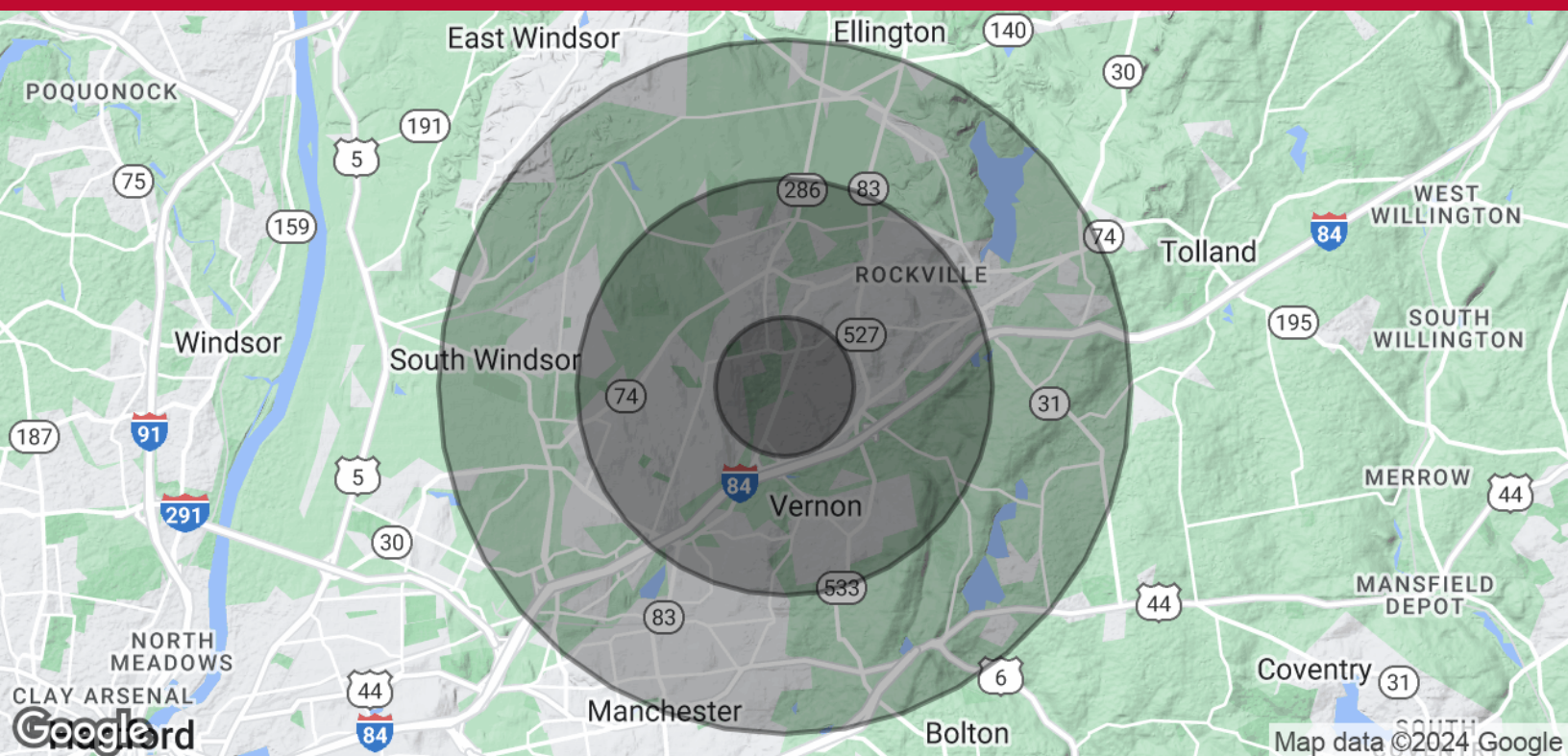
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,378	47,010	92,872
Average Age	44.1	41.1	40.2
Average Age (Male)	41.6	37.9	38.0
Average Age (Female)	47.4	43.0	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,027	21,378	41,487
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$105,403	\$96,959	\$97,326
Average House Value	\$210,298	\$219,182	\$211,759

* Demographic data derived from 2020 ACS - US Census

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