



FOR SALE

17.59 ACRE INDUSTRIAL PARCEL

270 WOODLAND AVENUE | BLOOMFIELD, CT 06002



PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 270 Woodland Avenue, Bloomfield CT for sale. This 17.59 acre parcel is located in an attractive industrial setting surrounded by new construction.

PROPERTY HIGHLIGHTS

- 17.59 acres of prime industrial land
- Public utilities
- More than 550,000 SF of new neighborhood construction
- 50% impervious coverage allowed
- Close proximity to Bradley International Airport, Amazon, Kaman Corporation, Otis Elevator, Pepperidge Farms and Trader Joe's warehouse.

OFFERING SUMMARY

Sale Price:	\$1,125,000
Lot Size:	17.59 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	696	29,333	171,450
Total Population	1,602	79,471	445,976
Average HH Income	\$79,956	\$94,180	\$79,291

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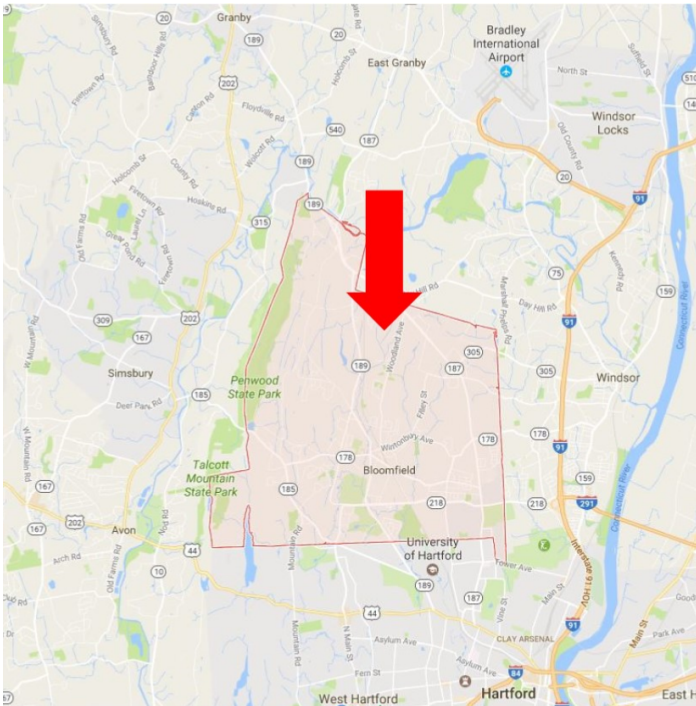
\$1,125,000

MECHANICAL/UTILITIES

Water/Sewer Company	MDC
Gas / Propane	Yes
Electric Company	Eversource

LAND

Lot Size	17.59 Acres
Rail	N/A
Zoning	I-2



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Google

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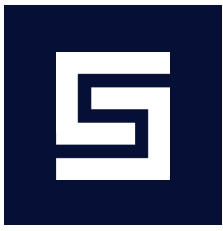
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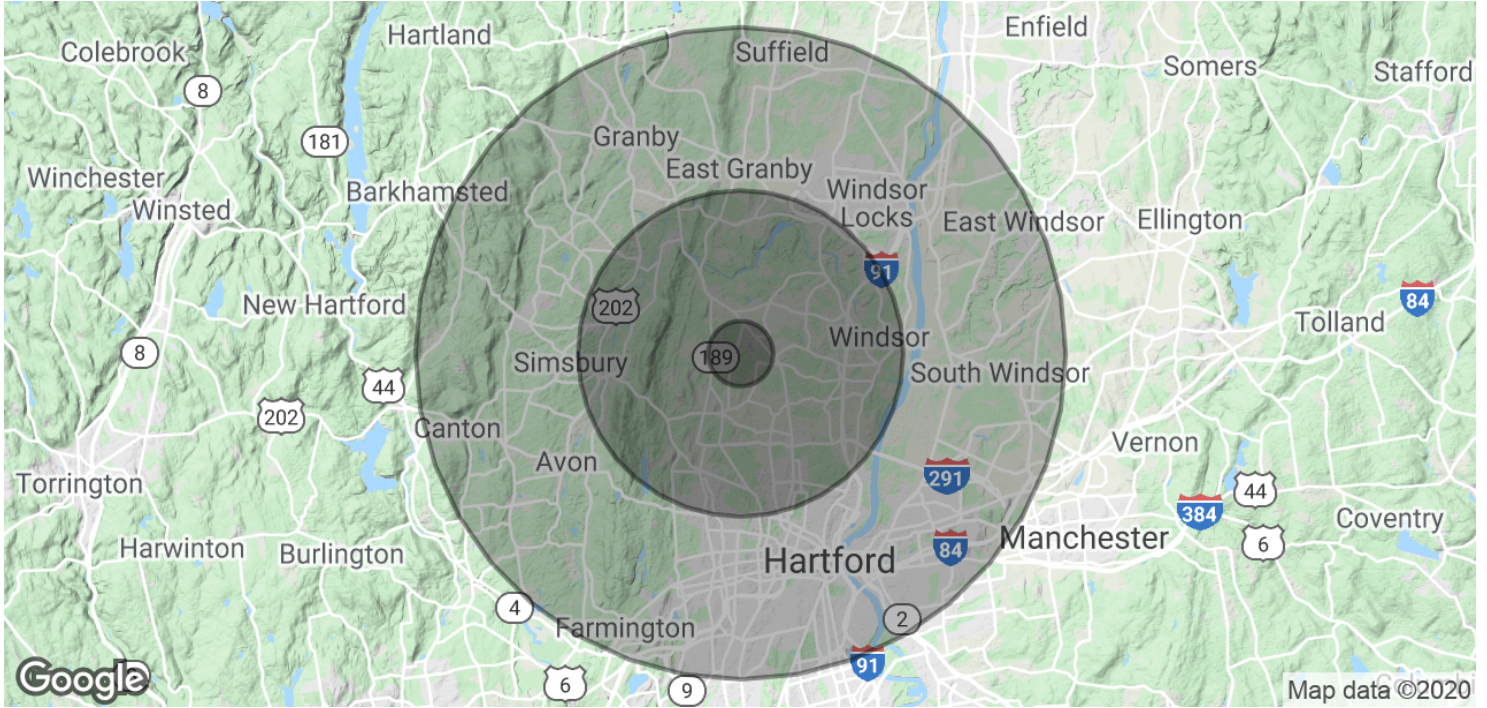
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,602	79,471	445,976
Average age	48.4	42.4	37.9
Average age (Male)	43.4	40.5	36.2
Average age (Female)	51.8	43.8	39.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	696	29,333	171,450
# of persons per HH	2.3	2.7	2.6
Average HH income	\$79,956	\$94,180	\$79,291
Average house value	\$347,484	\$297,554	\$321,189

* Demographic data derived from 2010 US Census

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