

40 Airport Road

HARTFORD, CONNECTICUT

▼ For Lease or Redevelopment



SULLIVAN HAYES
N O R T H E A S T

860.677.5252 • sullivanhayesne.com

Andrew Grocki
860.470.1973
agrocki@shcne.com

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HARTFORD, CONNECTICUT

▼ For Lease or Redevelopment

- 1.75 Acres Available for Lease or Redevelopment
- Corner of Airport Road and Ledyard Street Exit 27 off I-91 South. Exit 87 (Brainard Road) off Route 5 / 15 North.
- Approximately 22,000 Sf in three buildings
 - 1) 13,500 SF (2,250 SF Office Space)
 - 12 Bay Garage - 12' x 14' overhead doors
 - 7 Crane Hoists, 18' Clear Ceiling Height
 - 2) 6,000 SF
 - 5 Bay Garage - 12' x 14' overhead doors
 - 5 Crane Hoists, 18' Clear Ceiling Height
 - 3) 2,600 SF Wooden Hoop Building
- Utilities: Electrical Service, Natural Gas, City Sewer & Water



Location 40 Airport Road, Hartford, CT
Size Approximately 22,000 SF on 1.75 Acres
Price Call for details

Area Retail CVS Pharmacy, AutoZone, Advance Auto Parts, Dollar General, McDonald's, Burger King, Wendy's, Dunkin Dounts, Chowder Pot IV

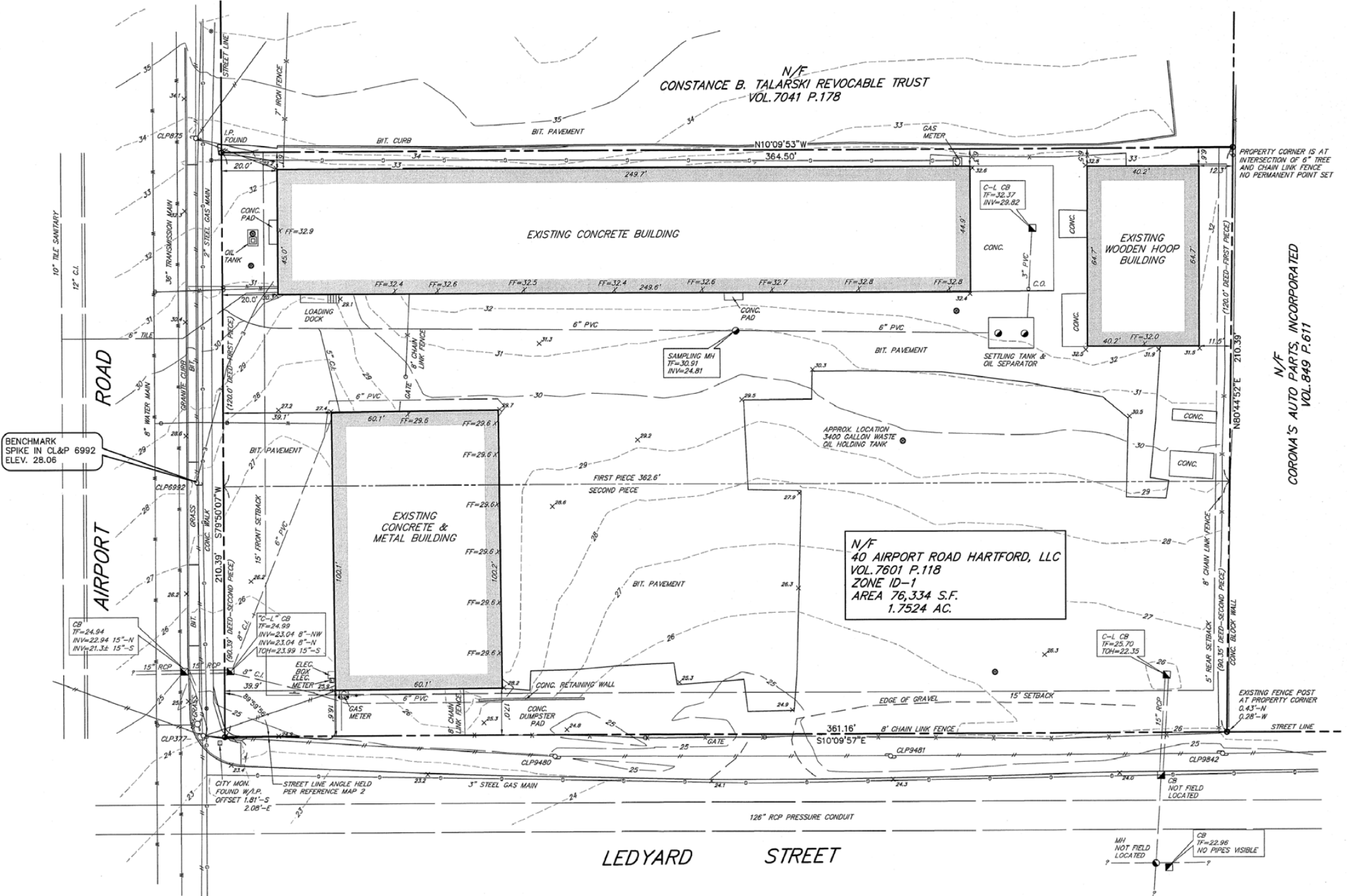
Traffic Counts 19,700-28,800 VPD on Airport Rd

Demographics	1 mile	2 miles	3 miles	5 miles
Population	22,201	69,795	133,383	281,291
Households	7,545	25,201	52,302	109,560
Avg. HH Income	\$47,281	\$55,911	\$58,565	\$80,958
Daytime Pop.	9,201	49,051	98,513	166,775

N/F
CONSTANCE B. TALARSKI REVOCABLE TRUST
VOL. 7041 P.178

N/F
40 AIRPORT ROAD HARTFORD, LLC
VOL. 7601 P.118
ZONE ID-1
AREA 76,334 S.F.
1.7524 AC.

N/F
CORONA'S AUTO PARTS, INCORPORATED
VOL. 849 P.611



BENCHMARK
SPIKE IN CL&P 6992
ELEV. 28.06

CB
TF=24.94
INV=22.94 15"-N
INV=21.3± 15"-S

70"-L" CB
TF=24.99
INV=23.04 8"-NW
INV=23.04 8"-N
TOH=23.99 15"-S

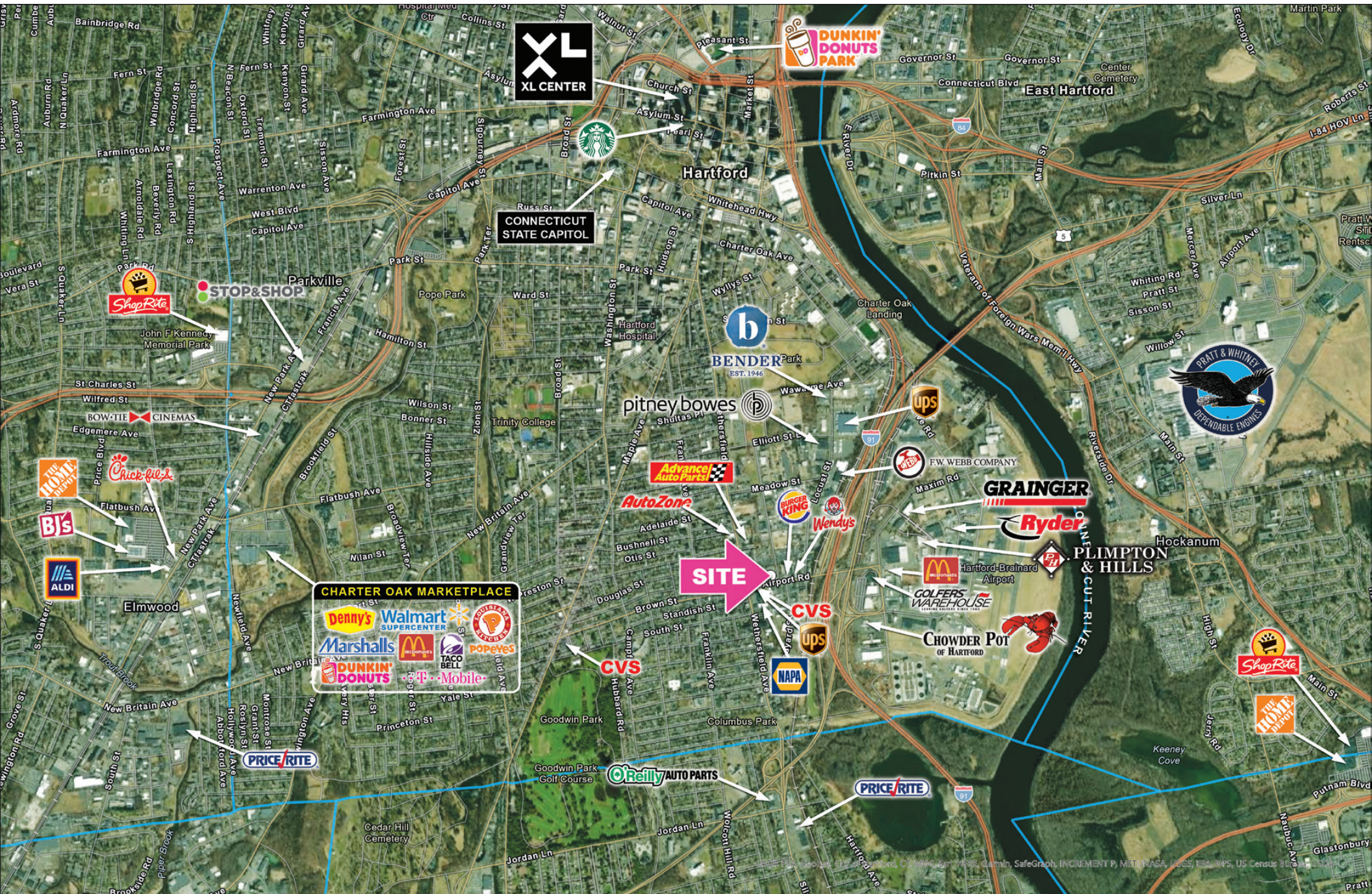
ELEC.
BOX
ELEC.
METER 23.8

C-L CB
TF=32.37
INV=29.82

SAMPLING MH
TF=30.91
INV=24.81

C-L CB
TF=25.70
TOH=22.35

CB
TF=22.96
NO PIPES VISIBLE



XL CENTER

DUNKIN' DONUTS PARK

CONNECTICUT STATE CAPITOL

STOP & SHOP

ShopRite

BENDER
EST. 1946

pitney bowes

AutoZone

SITE

CHARTER OAK MARKETPLACE
Denny's **Walmart SUPERCENTER**
Marshall's **McDonald's** **TACO BELL** **POPEYES**
DUNKIN' DONUTS **AT&T** **Mobile**

GRAINGER

Ryder

PLIMPTON HILLS

CVS

CHOWDER POT OF HARTFORD

CVS

O'Reilly AUTO PARTS

PRICE RITE

ShopRite

THE HOME DEPOT



