

FOR SALE

10.9 ACRE INDUSTRIAL PARCEL

RAINBOW ROAD | EAST GRANBY, CT 06026



PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present Lot 15 on Rainbow Road in East Granby CT for sale. This desirable 10.9 acre parcel offers level topography and excellent visibility. Commerce Park Zone A can accommodate industrial or commercial use.

PROPERTY HIGHLIGHTS

- 394 feet of frontage on Rainbow Road (Route 20)
- Located within miles of I-91
- Easy access to Bradley International Airport

OFFERING SUMMARY

Sale Price:	\$1,199,000
Lot Size:	10.9 Acres

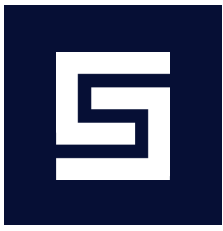
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	412	14,960	86,088
Total Population	1,042	37,255	226,606
Average HH Income	\$100,175	\$97,482	\$91,004

DAVID MONTANO
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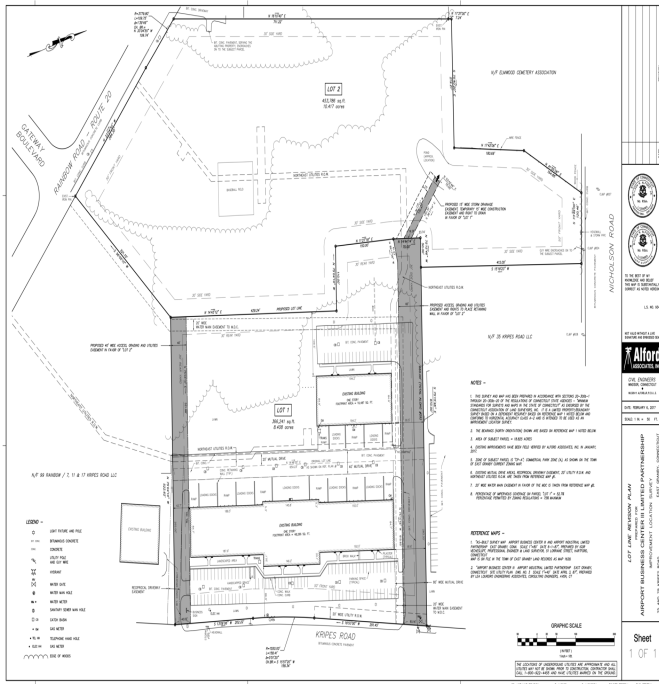
\$1,199,000

MECHANICAL/UTILITIES

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

LAND

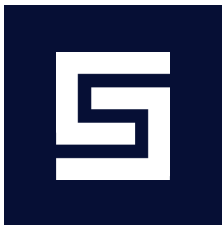
Lot Size	10.9 Acres
Impervious Coverage	75%
Zoning	Commerce Park Zone A



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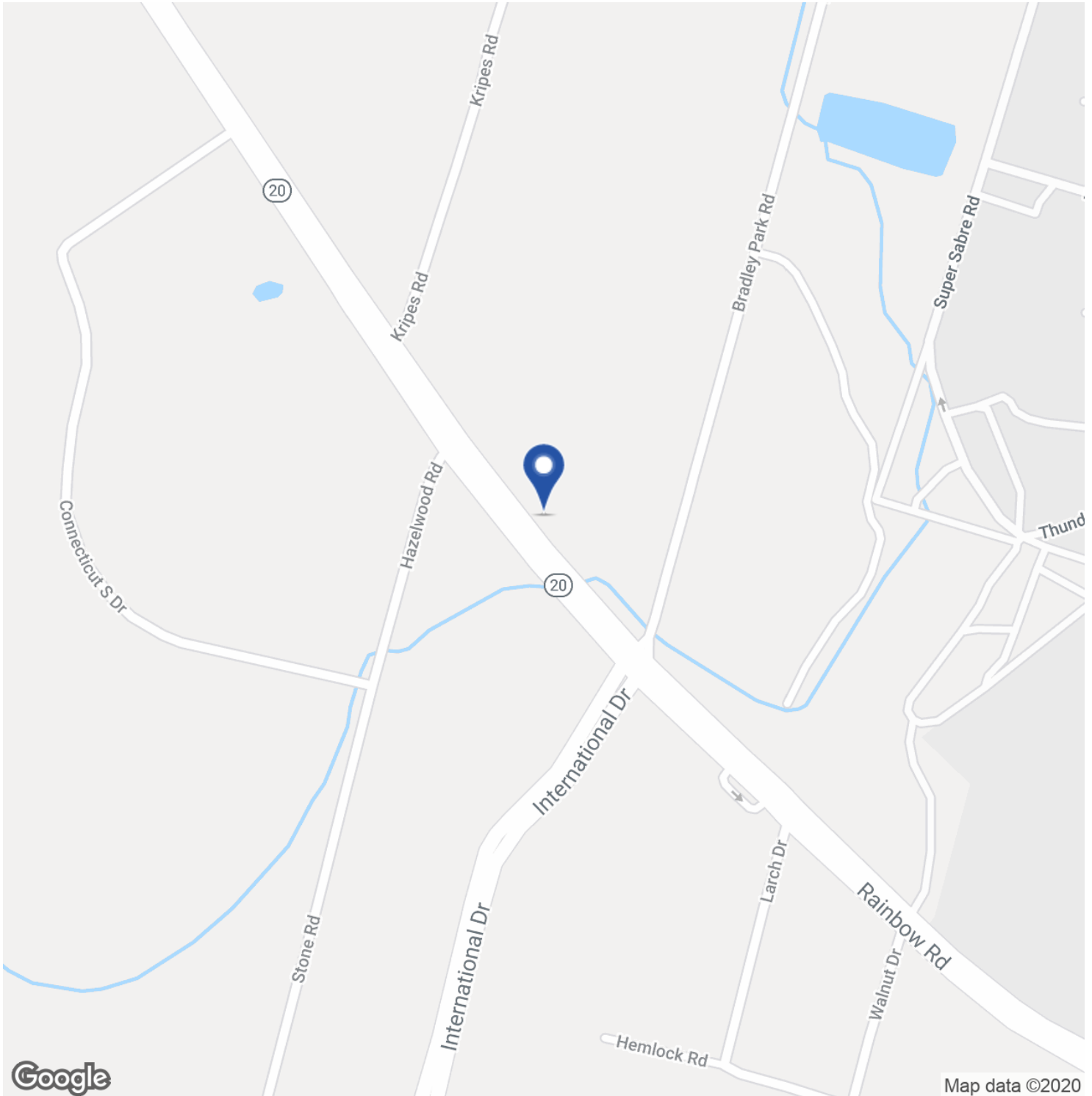




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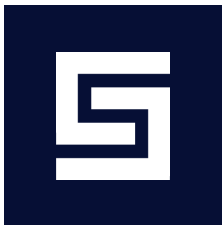


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Google

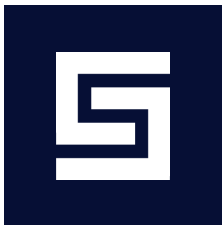
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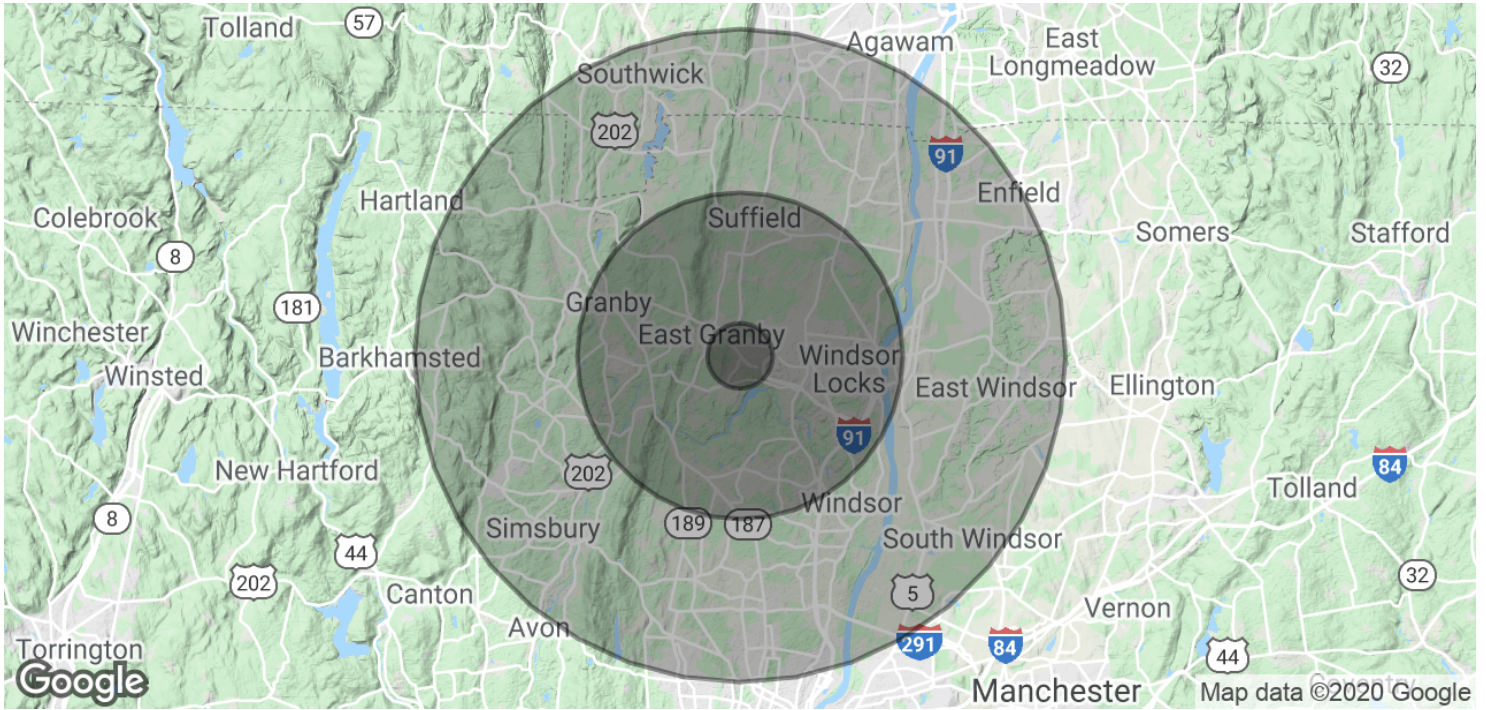
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,042	37,255	226,606
Average age	43.0	43.7	41.7
Average age (Male)	42.1	42.8	40.2
Average age (Female)	43.5	44.4	42.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	412	14,960	86,088
# of persons per HH	2.5	2.5	2.6
Average HH income	\$100,175	\$97,482	\$91,004
Average house value	\$296,117	\$285,925	\$300,086

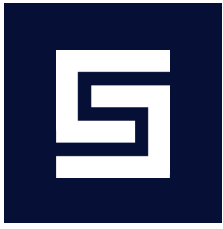
* Demographic data derived from 2010 US Census

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