



**TRUE**  
COMMERCIAL REAL ESTATE LLC

**10 JOLLEY DRIVE | BLOOMFIELD, CT**



# LEASING: UP TO 14,459 SF

(DIVISIBLE)

This highly visible freestanding building with frontage on Cottage Grove Road is an ideal location for a wide variety of uses including retail, medical and food. Get in early!!

**AREA RETAILERS:** Home Depot, Stop & Shop, Lowe's, Burlington Coat Factory, Boston Market, CVS, McDonald's, Dunkin Donuts, Wendy's, Burger King, iHop, Gamestop

**26,000 ± VPD**

**A TRUE EXCLUSIVE...  
CALL FOR THE DETAILS!**

**AGENTS:**

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[truecre.com](http://truecre.com)



# 10 JOLLEY DRIVE | BLOOMFIELD, CT

**DEMOGRAPHICS**

**POPULATION**

- 1 mile: 3,874
- 3 miles: 58,856
- 5 miles: 169,424

**# HOUSEHOLDS**

- 1 mile: 1,713
- 3 miles: 20,364
- 5 miles: 66,492

**AVG. HOUSEHOLD \$**

- 1 mile: \$122,385
- 3 miles: \$123,433
- 5 miles: \$106,541





## 10 JOLLEY DRIVE | BLOOMFIELD, CT

University of  
Hartford 2.6 miles away

Over **\$171 million**  
of new commercial projects have  
been permitted in the past year

**140,000+ SF**  
of Medical Office within 1 mile

Hawthorne Apartments on  
Cigna campus – **246** luxury units

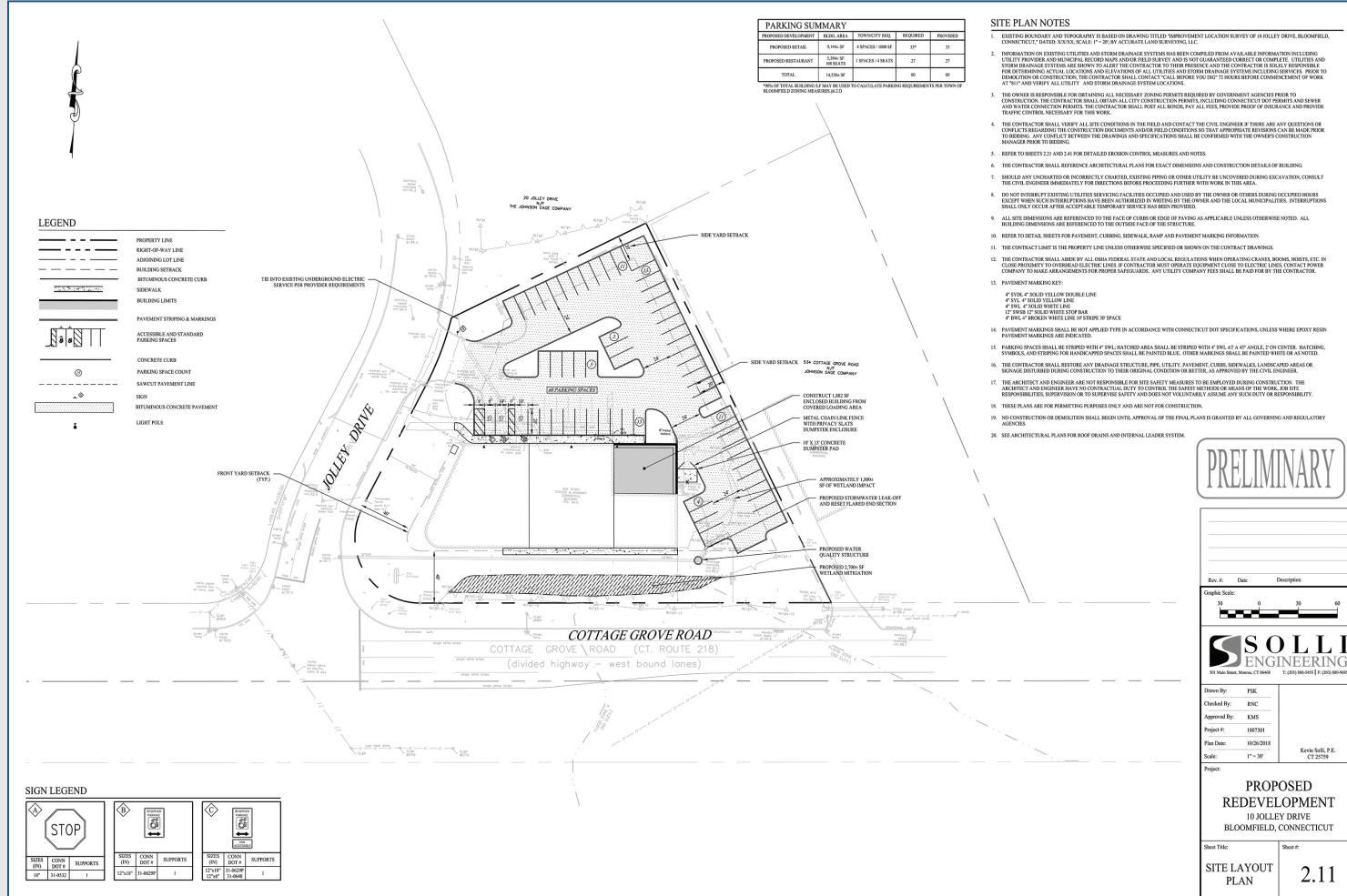
Cigna has over **3,000** employees  
in Bloomfield 1 mile away

Heirloom Flats in center of town –  
**218** units recently developed

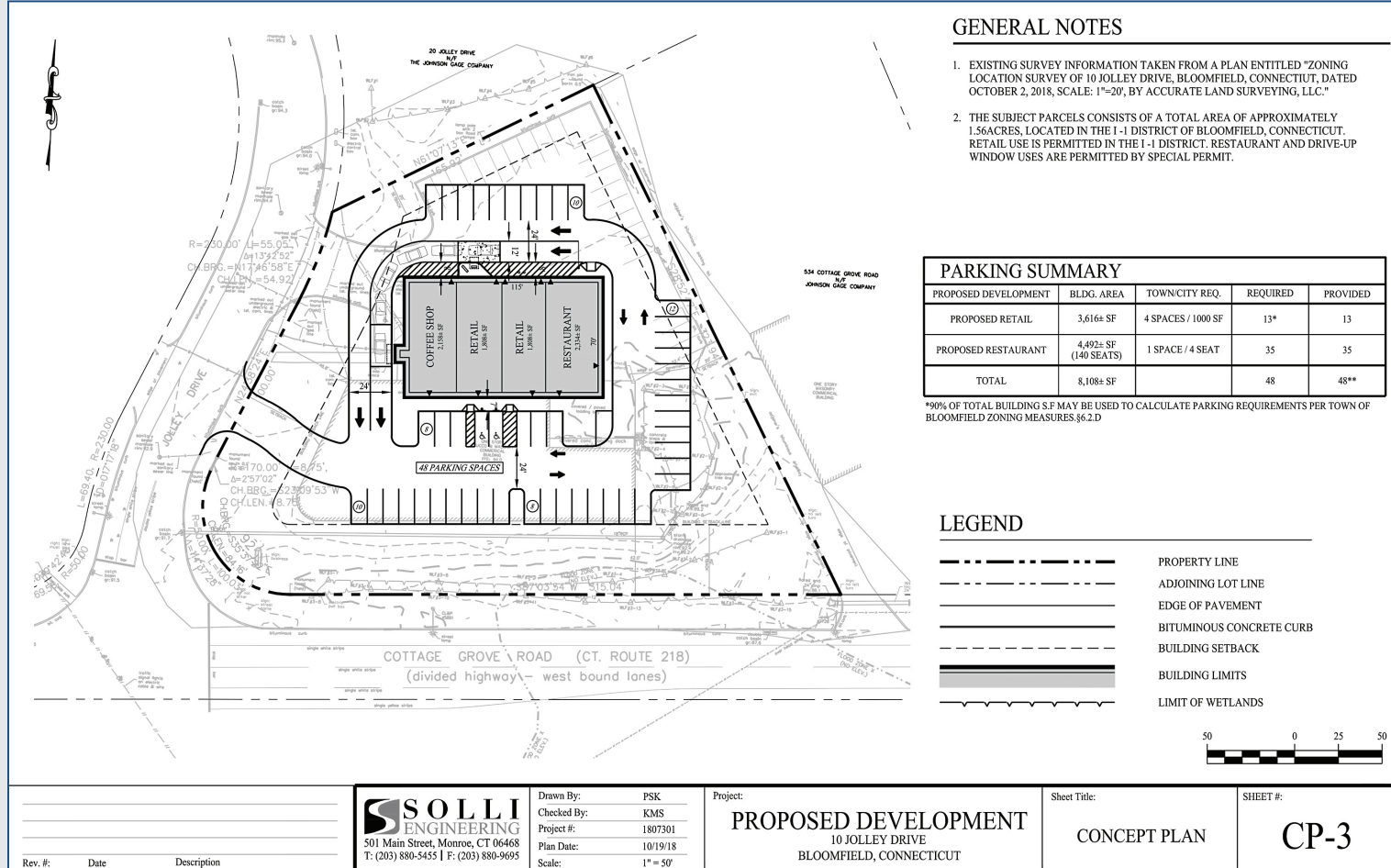
**500** Luxury Apartments  
in various stages of development  
across several projects

“The 600” Apartments and  
Townhomes on **30** acres across  
the street from site









### GENERAL NOTES


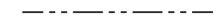


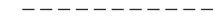


- EXISTING SURVEY INFORMATION TAKEN FROM A PLAN ENTITLED "ZONING LOCATION SURVEY OF 10 JOLLEY DRIVE, BLOOMFIELD, CONNECTICUT, DATED OCTOBER 2, 2018, SCALE: 1"=20', BY ACCURATE LAND SURVEYING, LLC."
- THE SUBJECT PARCELS CONSISTS OF A TOTAL AREA OF APPROXIMATELY 1.56 ACRES, LOCATED IN THE I-1 DISTRICT OF BLOOMFIELD, CONNECTICUT. RETAIL USE IS PERMITTED IN THE I-1 DISTRICT. RESTAURANT AND DRIVE-UP WINDOW USES ARE PERMITTED BY SPECIAL PERMIT.

### PARKING SUMMARY

PROPOSED DEVELOPMENT	BLDG. AREA	TOWN/CITY REQ.	REQUIRED	PROVIDED
PROPOSED RETAIL	3,616± SF	4 SPACES / 1000 SF	13*	13
PROPOSED RESTAURANT	4,492± SF (140 SEATS)	1 SPACE / 4 SEAT	35	35
<b>TOTAL</b>	<b>8,108± SF</b>		<b>48</b>	<b>48**</b>

\*90% OF TOTAL BUILDING S.F. MAY BE USED TO CALCULATE PARKING REQUIREMENTS PER TOWN OF BLOOMFIELD ZONING MEASURES §6.2.D

### LEGEND

-  PROPERTY LINE
-  ADJOINING LOT LINE
-  EDGE OF PAVEMENT
-  BITUMINOUS CONCRETE CURB
-  BUILDING SETBACK
-  BUILDING LIMITS
-  LIMIT OF WETLANDS



Rev. #:	Date	Description

**SOLLI ENGINEERING**  
 501 Main Street, Monroe, CT 06468  
 T: (203) 880-5455 | F: (203) 880-9695

Drawn By: PSK  
 Checked By: KMS  
 Project #: 1807301  
 Plan Date: 10/19/18  
 Scale: 1" = 50'

Project: **PROPOSED DEVELOPMENT**  
 10 JOLLEY DRIVE  
 BLOOMFIELD, CONNECTICUT

Sheet Title: **CONCEPT PLAN**

SHEET #: **CP-3**