

New Retail Space and Pad Site Immediate Availability

*Intersection of Knotter Drive & Route 322
Southington (Milldale), CT*

Pricing:

* In-Line:
\$22.00psf NNN

Pad Site:
\$75,000/year
NNN

**Excellent
Highway
Service Area**

**For more information
please contact:**

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Property Highlights

Market: Hartford County, Connecticut

In-line: 7,350 SF building / owner will sub-divide to
1,840 +/- SF

Pad Site: Ideal for food or bank with drive-thru

Frontage: Frontage on Route 322 and Knotter Drive
Visibility from Interstate 84

Location: **Signalized** corner location, less than 1/8th
mile from Exit 28 of I-84.

Near: Comfort Inn & Suites Hotel, The Home Depot,
13 Screen Cinema, TA Travel Center/Truck
Stop, Dunkin' Donuts, and Burger King.

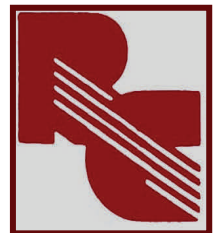
Traffic Count

- 18,000 cars per day at site on Route 322
- 64,000 cars per day on Interstate 84

Demographics

	<u>Population</u>	<u>Households</u>	<u>Avg. HH Income</u>
1 mile:	2,253	912	\$81,458
3 miles:	32,589	11,532	\$100,640
5 miles:	99,702	37,480	\$88,655

Information provided is purported to be from reliable sources. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal notice. It is suggested that prospective buyers/tenants should carefully verify each item and exercise due diligence.





SUBJECT SITE
 * In-line: 7,350 SF
 * Pad Site

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Google earth

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Imagery Date: 10/24/2014 41°33'46.26" N 72°54'31.86" W elev 193 ft eye alt 4345 ft

PLANTING LEGEND			
KEY	QUANT.	COMMON NAME	SIZE
AR	9	RED MAPLE	2 1/2"-3" CAL.
AS	5	SUGAR MAPLE	2 1/2"-3" CAL.
JS	22	SEA GREEN PRINZER JUNPER	7 GAL.
SV	1	COMMON LILAC	5'-6" HT.
HL	5	HARDY HYDRANGEA	6 GAL.
RG	13	RUBECEDIA 'GOLDSTURM'	1 GAL.
PH	45	HAMELI FOUNTAIN GRASS	3 GAL.
VC	26	HIGHBUSH BLUEBERRY	3 GAL.
		VACCINIUM CORVOROSUM	

PLANTING NOTES:
 1) ALL PLANTS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
 2) ALL DISTURBED AREAS, NOT COVERED BY BY BUILDINGS, PAVEMENT, ETC., SHALL BE GRADED & SEEDED, AS DIRECTED BY THE OWNER.
 3) LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE (1) FULL YEAR FROM DATE OF INSTALLATION. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTS OF THE OWNER.
 4) SHADE TREES SHALL HAVE A BRANCHING HEIGHT OF FIVE (5) MINIMUM.

John A. St. John
 SOUTH FRANK NURSERY
 515 WEST MORRIS ROAD
 MORRIS, CT 06753

Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description
□	5	SL-1	SINGLE	9075	91	0.900	LED 40K 700 40K TMI MVOLT SPA PER DDHXD - SSS 16-4C DM19VA5 DDHXD 16ft pole
□	1	SL-2	SINGLE	7070	91	0.900	LED 40K 700 40K TTM MVOLT SPA DDHXD - SSS 16-4C DM19VA5 DDHXD 16ft pole
□	9	SW-1	SINGLE	4430	47	0.900	LED 500 700 40K TTM MVOLT BRW PE DDHXD
□	1	SW-2	SINGLE	4463	47	0.900	LED 500 700 40K TTM MVOLT BRW PE DDHXD

Calculation Summary	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min	Inspector
SITE	Illuminance	Fc	0.90	6.3	0.0	N.A.	N.A.	10
PARKING	Illuminance	Fc	1.45	6.3	0.1	14.50	63.00	10



LANDSCAPE, LIGHTING, & LAYOUT PLAN

SCALE: 1" = 20'

NOTE: CURB RADIUS=4.5'
 UNLESS OTHERWISE NOTED

