

The Gateway

SOUTH WINDSOR, CONNECTICUT

For Lease



SULLIVAN HAYES
N O R T H E A S T

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- 190 Buckland Road is conveniently located in the center of the Buckland Hills retail market, one the largest concentrations of retail properties in the northeastern United States
- The proposed mixed use development will include traditional grocery anchored retail, as well as medical office and other uses.
- This site shares a signalized intersection with the high end Evergreen Walk lifestyle center which includes such tenants as Apple, LL Bean, William Sonoma, and Anthropologie, as well as a newly constructed Costco Wholesale Club.
- Buckland Hills retail market continues to be the dominant retail trade market in central CT due to its exceptional accessibility from I-84 and 291.
- Buckland Hills Drive provides direct access to I-84, yet also acts as the local commuting artery deeper into South Windsor and Manchester
- Shadow anchors include Trader Joes, Target, Home Depot, Lowes, Walmart



AREA RETAILERS

TRADER JOE'S

L.L.Bean



ANTHROPOLOGIE

WILLIAMS-SONOMA

COSTCO
WHOLESALE

WHOLE
FOODS
MARKET

Location	190 Buckland Rd, South Windsor, CT					
	Total GLA: 263,500 SF					
Size	<ul style="list-style-type: none"> • Retail GLA: 148,500 SF • Medical GLA: 115,000 SF 					

Traffic Counts 25,000 VPD on Buckland Rd

Demographics	1 mile	3 miles	5 miles	7 miles	10 miles	15 (min)
Population	5,055	49,577	124,640	214,853	445,634	347,601
Households	2,502	21,318	52,563	89,347	181,191	142,541
Avg. HH Income	\$81,178	\$80,454	\$76,402	\$73,897	\$71,283	\$64,353
Daytime Pop.	4,553	50,136	102,641	188,510	477,894	390,213

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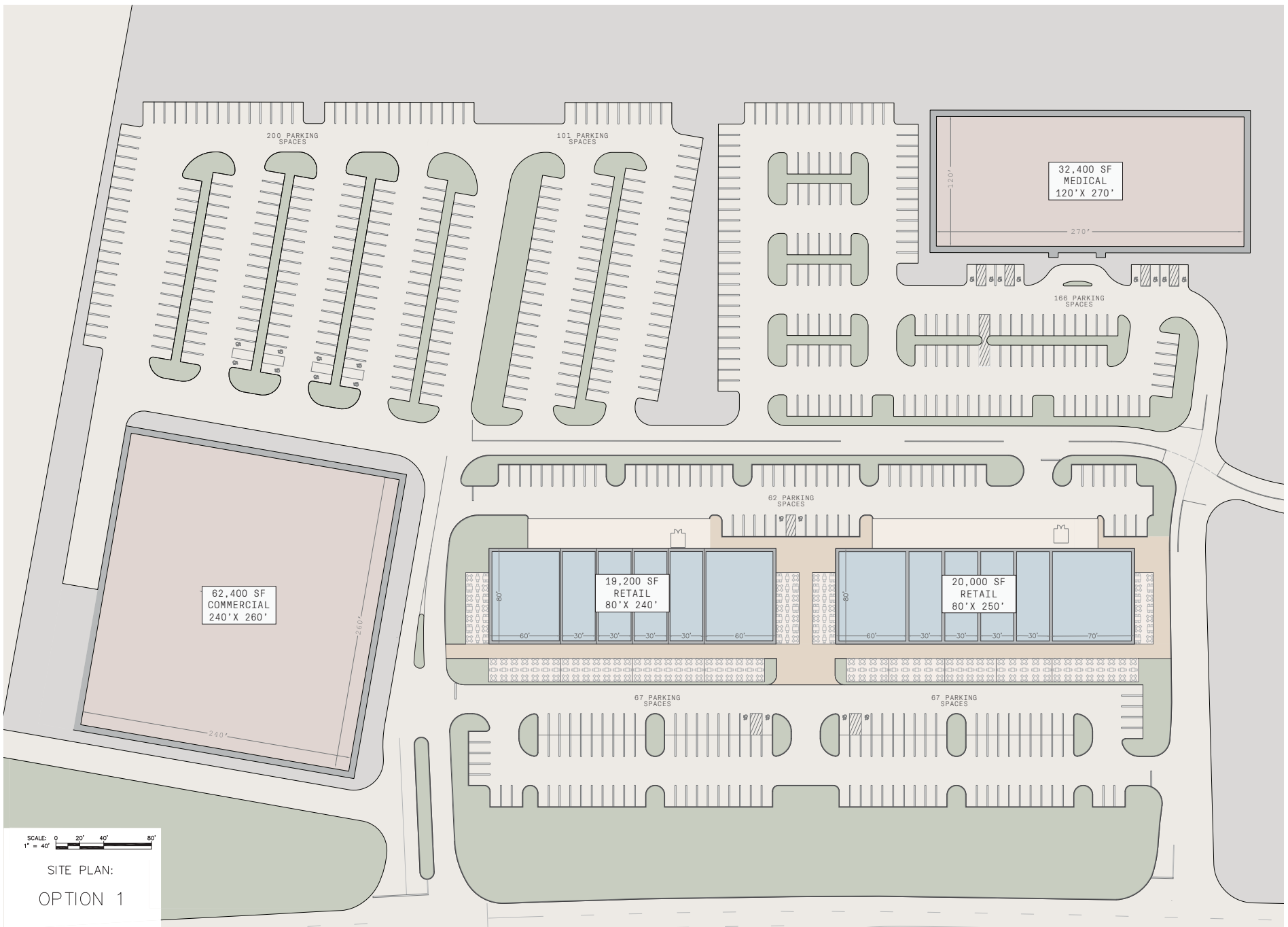
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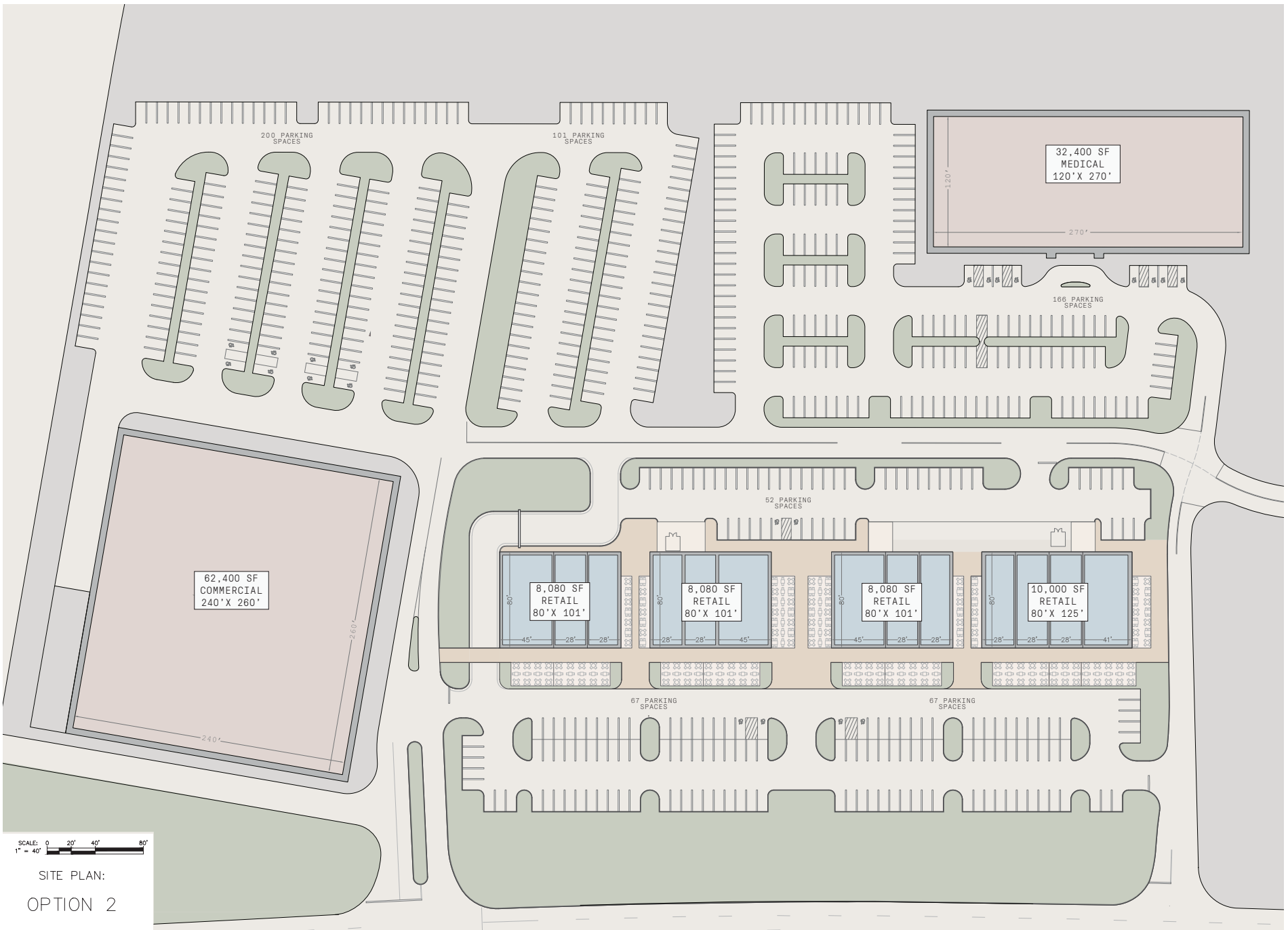
SITE PLAN

BUILDING A	19,400SF
BUILDING B	19,400SF
BUILDING C	30,000SF
BUILDING D	25,700SF
BUILDING E	30,000SF
<hr/>	
TOTAL	124,500SF
PARKING	750 CARS
	6 CARS / 1000SF



BUCKLAND ROAD





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PROPOSED

CHIPOTLE
STARBUCKS

PeoplesBank

Cane's
CHICKEN FINGERS

RC
RESORT LIFESTYLE
COMMUNITIES

Evergreen Crossings

EVERGREEN WALK

Apple Store | LOFT J.Jill | Panera BREAD

ANTHOPOLOGIE | L.L.Bean | SEPHORA

BANANA REPUBLIC | POTTERY BARN | WHITE | BLACK | NIKE

Electric Broom | LENS CRAFTERS

BURTONS | paper & store | BILL & BAR

sleep | number | BEN & JERRY'S | OLD NAVY

sunglass hut | ME Massage Envy | LOVESAC

TEMPO
LIVE DINE SHOP

CAMBRIA
hotels

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