

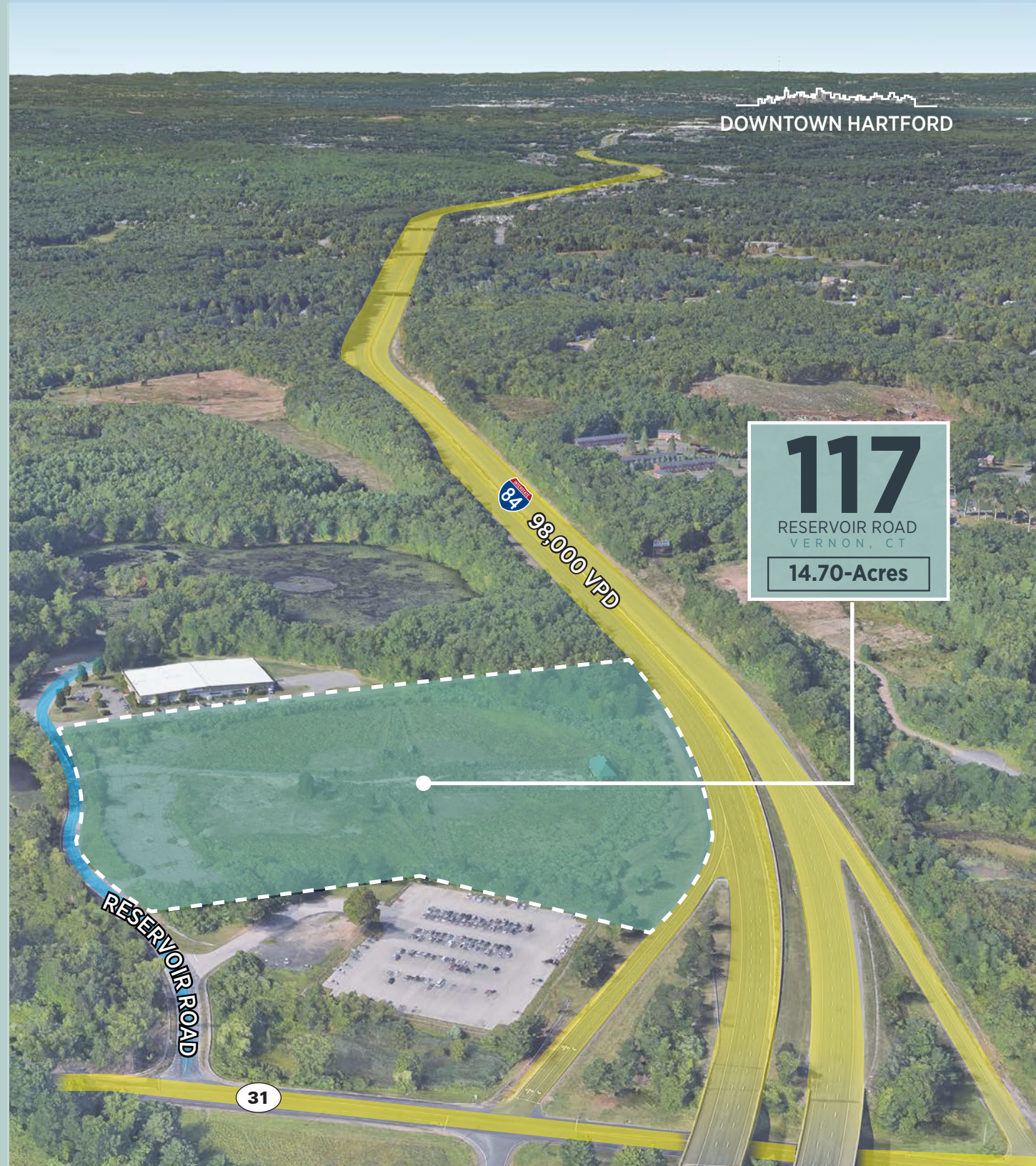
117

RESERVOIR ROAD
VERNON, CT

OFFERED FOR SALE:

14.70-Acre
DEVELOPMENT SITE

CONFIDENTIAL OFFERING MEMORANDUM



DOWNTOWN HARTFORD

117

RESERVOIR ROAD
VERNON, CT

14.70-Acres

117

RESERVOIR ROAD
VERNON, CT

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to market for sale 117 Reservoir Road in Vernon, CT. The asset features excellent frontage along Interstate 84 and sits just off of Exit 67, which sees over 98,000 vehicles per day. The offering presents a tremendous development opportunity to reimagine a significant parcel and add significant densification to the trade area. The asset features seamless access to I-84, which serves as the dominant highway in the Hartford/Manchester Connecticut MSA. The trade area is supported by strong household incomes in excess of \$95,000 within a 5-mile radius.

Situated along Reservoir Road, this asset totals 14.70 acres. The site contains significant frontage and allows for Retail, Office, Medical & Research Laboratory, and Self-Storage as-of-right. A mixed-use asset is allowed under special permitting.

117 Reservoir Road is being offered for sale without a formal asking price, free and clear of existing debt, through a formal call for offers.

AS-OF-RIGHT:



SPECIAL PERMIT:



INVESTMENT HIGHLIGHTS



A GENERATIONAL DEVELOPMENT OPPORTUNITY

A 14.70-Acre Development site that can accommodate a future retail, office, or self-storage project, as-of-right, with excellent frontage along Interstate 84.



SUBURBAN COMMUNITY WITH STRONG DEMOGRAPHICS & NOTABLE EMPLOYERS

Situated just north of Manchester, Vernon is a suburban community that features a strong economic base supported by a 5-mile population of 58,054 people earning over \$95,000 AHHI. Vernon is situated in Tolland County, which is home to major employers such as the University of Connecticut, Rockville General Hospital, Gerber Technology, & Mastercam.



EXCELLENT ACCESS TO MAJOR TRANSPORTATION ROUTES

The asset benefits from its proximity to I-84 (98,000 VPD), a dominant highway in the Hartford/Manchester trade area.



OFFERED FOR SALE, FREE-AND-CLEAR OF EXISTING DEBT

The site is being offered unencumbered by existing debt through a formal Call for Offers process.



ZONING

BY-RIGHT USES

Retail

Office

Medical & Research Laboratory

Self-Storage

SPECIAL PERMIT

Industrial

117

RESERVOIR ROAD
VERNON, CT

14.70-Acres

ASSET SNAPSHOT

Address 117 Reservoir Road in Vernon, CT

Land Size 14.70 Acres

Allowed Uses Retail, Office Medical & Research Laboratory, Self-Storage

Special Permit Industrial

Frontage Along Interstate 84

117

RESERVOIR ROAD
VERNON, CT

FUTURE DEVELOPMENT AFFORDS IMMEDIATE UPSIDE

The site's position and access provides tremendous potential for the site to be developed into Retail, Office, Medical & Research Laboratory, as of right. Represented herein are potential development scenarios that outline how the site may accommodate a retail project (as of right) or an industrial use (subject to special permitting).

INTERSTATE 84 HARTFORD/MANCHESTER

The asset features excellent frontage along Interstate 84 and sits just off of Exit 67, which sees over 98,000 vehicles per day. Interstate 84 serves as the dominant highway in the Hartford/Manchester Connecticut MSA.



FUTURE DEVELOPMENT AFFORDS IMMEDIATE UPSIDE

The Site's position and access provides tremendous potential for the site to be developed into Retail, Office, Medical & Research Laboratory, as of right. Represented herein is a development scenario that outlines how the site may accommodate an industrial use (subject to special permitting).

DEVELOPMENT SITE PLAN

117
RESERVOIR ROAD
VERNON, CT



FUTURE DEVELOPMENT AFFORDS IMMEDIATE UPSIDE

The Site's position and access provides tremendous potential for the site to be developed into Retail, Office, Medical & Research Laboratory, as of right. Represented herein is a potential development scenario that outlines how the site may accommodate a big-box retailer (as of right).

117
RESERVOIR ROAD
VERNON, CT

REAL ESTATE TAXES	
2024:	\$6,781
2023:	\$6,780
2022:	\$6,452



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VERNON, CT
14.70-Acres

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RESERVOIR ROAD
VERNON, CT

VERNON, CT & HARTFORD MSA

Vernon, Connecticut, is a charming town in the heart of the state, blending suburban appeal with historical significance. Situated along the Hockanum River, Vernon boasts scenic beauty and recreational opportunities. With roots tracing back to the early 1700s, the town features colonial-era landmarks while embracing modern amenities. Residents and visitors enjoy parks like Valley Falls Park, perfect for hiking, picnicking, and nature exploration. Vernon's mix of small businesses and commercial hubs serves the region, fostering a tight-knit community through year-round events. Its family-friendly vibe and proximity to major highways and Hartford make it an ideal location.

Hartford, dubbed the "Insurance Capital of the World," is a hub for industry giants like Aetna, Travelers, and The Hartford. Beyond insurance, the city thrives in finance, healthcare, and education sectors. Hartford is home to educational institutions like Trinity College, the University of Hartford, and Capital Community College. The city is well-connected and offers multiple transportation options through Interstates 84 and 91, CTtransit buses, and the Amtrak/Metro-North rail lines that connect New York City and New Haven. Hartford blends historical richness with a vibrant economic and cultural scene, providing a dynamic place to live for its population.

AREA
EMPLOYERS

UConn

**ROCKVILLE
GENERAL HOSPITAL**

**GERBER
TECHNOLOGY**

Mastercam

NERA

117

RESERVOIR ROAD
VERNON, CT

14.70-Acres

16.2 MILES

9.5 MILES

MANCHESTER

HARTFORD

HARTFORD CONNECTICUT



MAJOR EMPLOYERS



UConn
UNIVERSITY OF CONNECTICUT
27,000 STUDENTS

117
RESERVOIR ROAD
VERNON, CT
14.70-Acres



Raymour & Flanigan
FURNITURE
DISTRIBUTION
CENTER



THE SHOPPES AT
BUCKLAND HILLS
JCPenney



JCPenney
LOGISTICS
CENTER

EASTERN
CONNECTICUT STATE UNIVERSITY
4,000 STUDENTS

DEMOGRAPHICS



CONVENIENTLY SITUATED



9.5 MILES → MANCHESTER, CT
12 MILES → UNIVERSITY OF CONNECTICUT
16.2 MILES → HARTFORD, CT

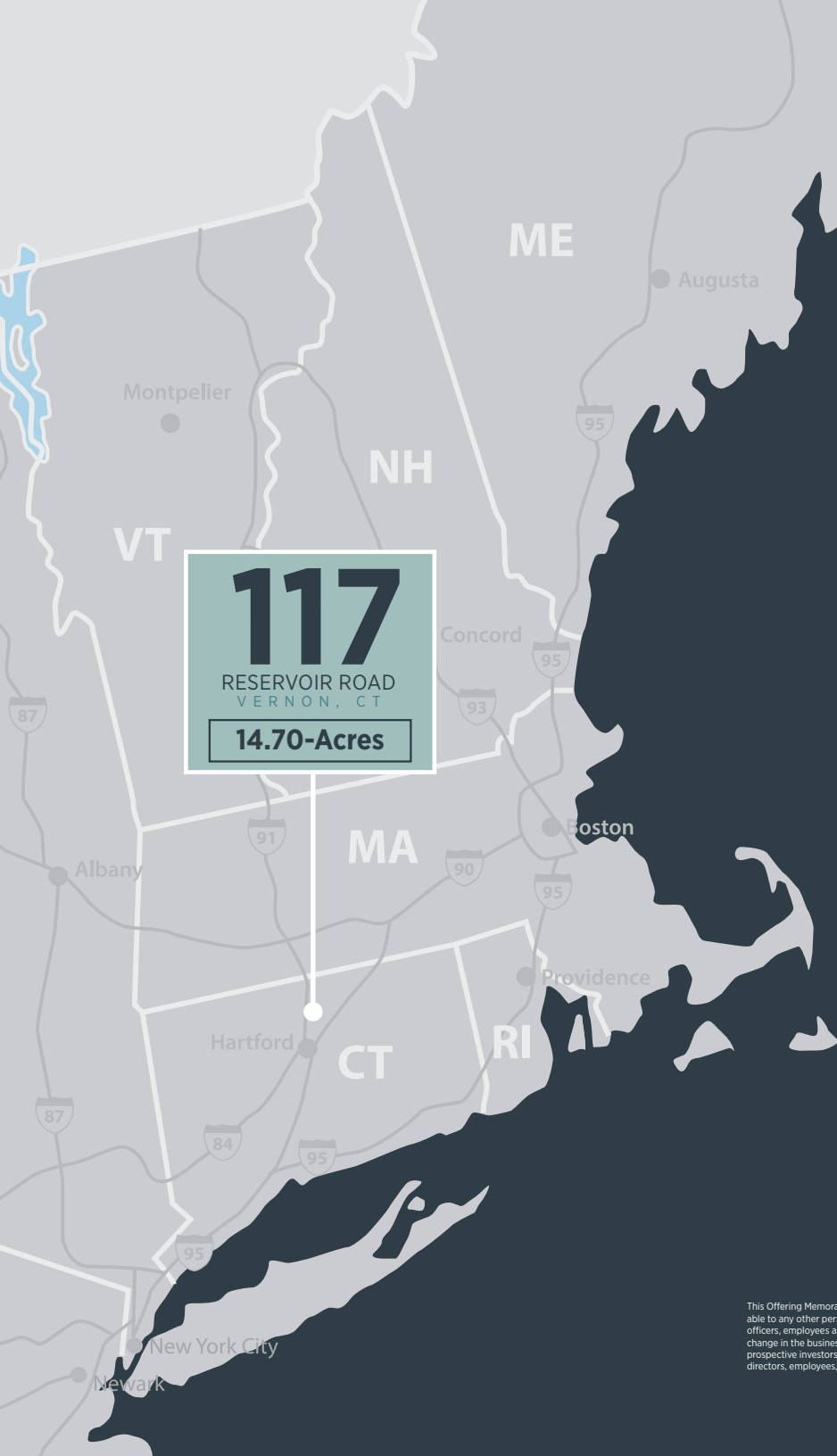
REGION'S EMPLOYERS

UConn
13,255
EMPLOYEES

Mastercam
500
EMPLOYEES

Rockville General Hospital
4,300
EMPLOYEES

Gerber Technology
1,778
EMPLOYEES



Exclusively Offered By



The Prudential Center
55 Huntington Ave
Boston, MA 02199

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