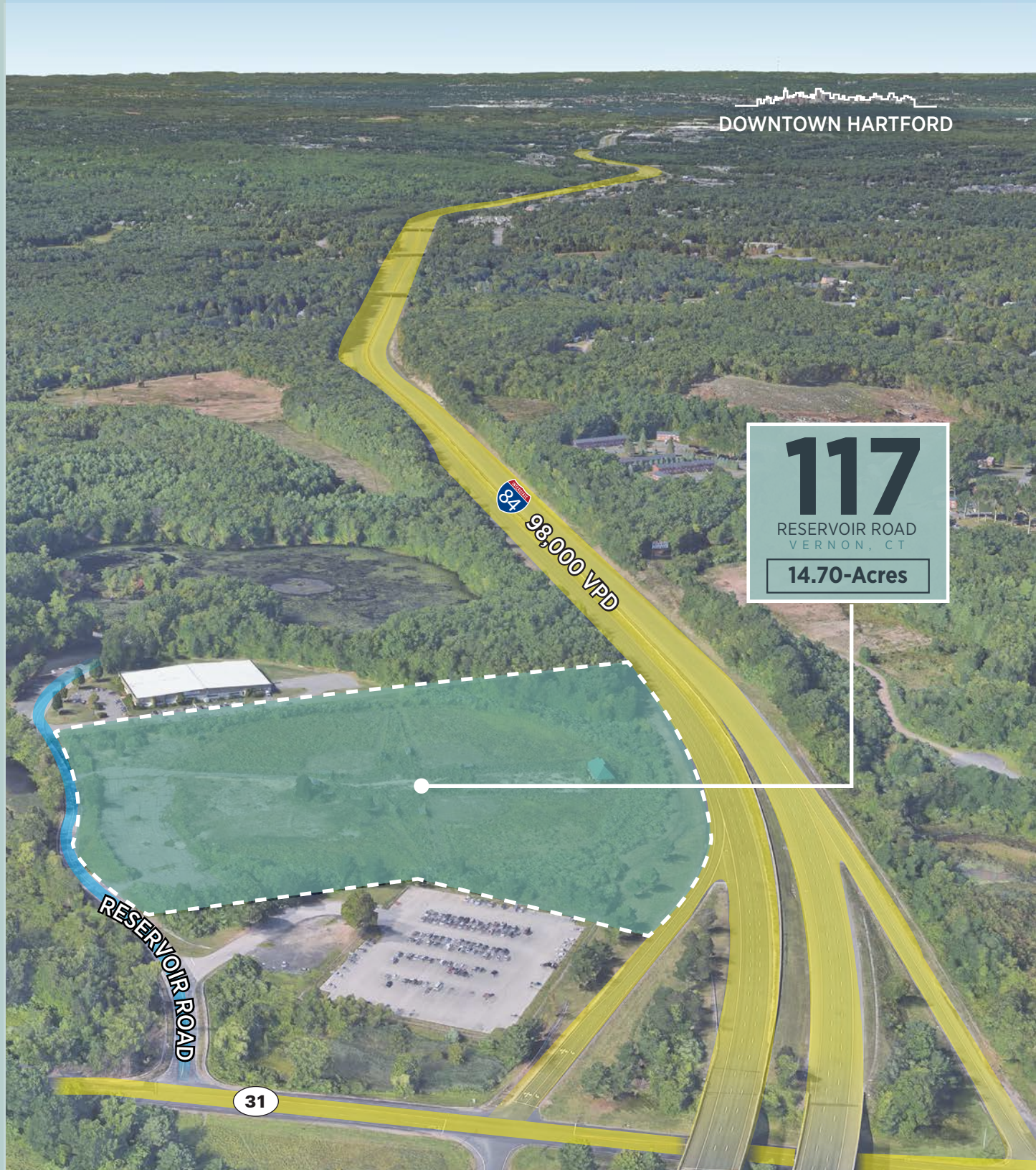
117
RESERVOIR ROAD
VERNON, CT

OFFERED FOR SALE:

14.70-Acre
DEVELOPMENT SITE

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™



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:

- OFFICE
- RETAIL
- MEDICAL & RESEARCH LAB
- SELF STORAGE

SPECIAL PERMIT:

- INDUSTRIAL



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 Labratory
Self-Storage

SPECIAL PERMIT
Industrial

117
RESERVOIR ROAD
VERNON, CT
14.70-Acres

98,000 VPD

84

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.

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 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
China Taste
Chinese Restaurant / Take out
ExtraSpace Storage
GERBER TECHNOLOGY
DUNKIN'
FROZEN FOOD EXPRESS
Mobil
SUBWAY
Mitchell's
Star Hill
VERNON PIZZA RESTAURANT
BURGER KING
30
31
117
RESERVOIR ROAD
VERNON, CT
14.70-Acres
98,000 VPD
84
ROCKVILLE TECHNOLOGY

117
RESERVOIR ROAD
VERNON, CT

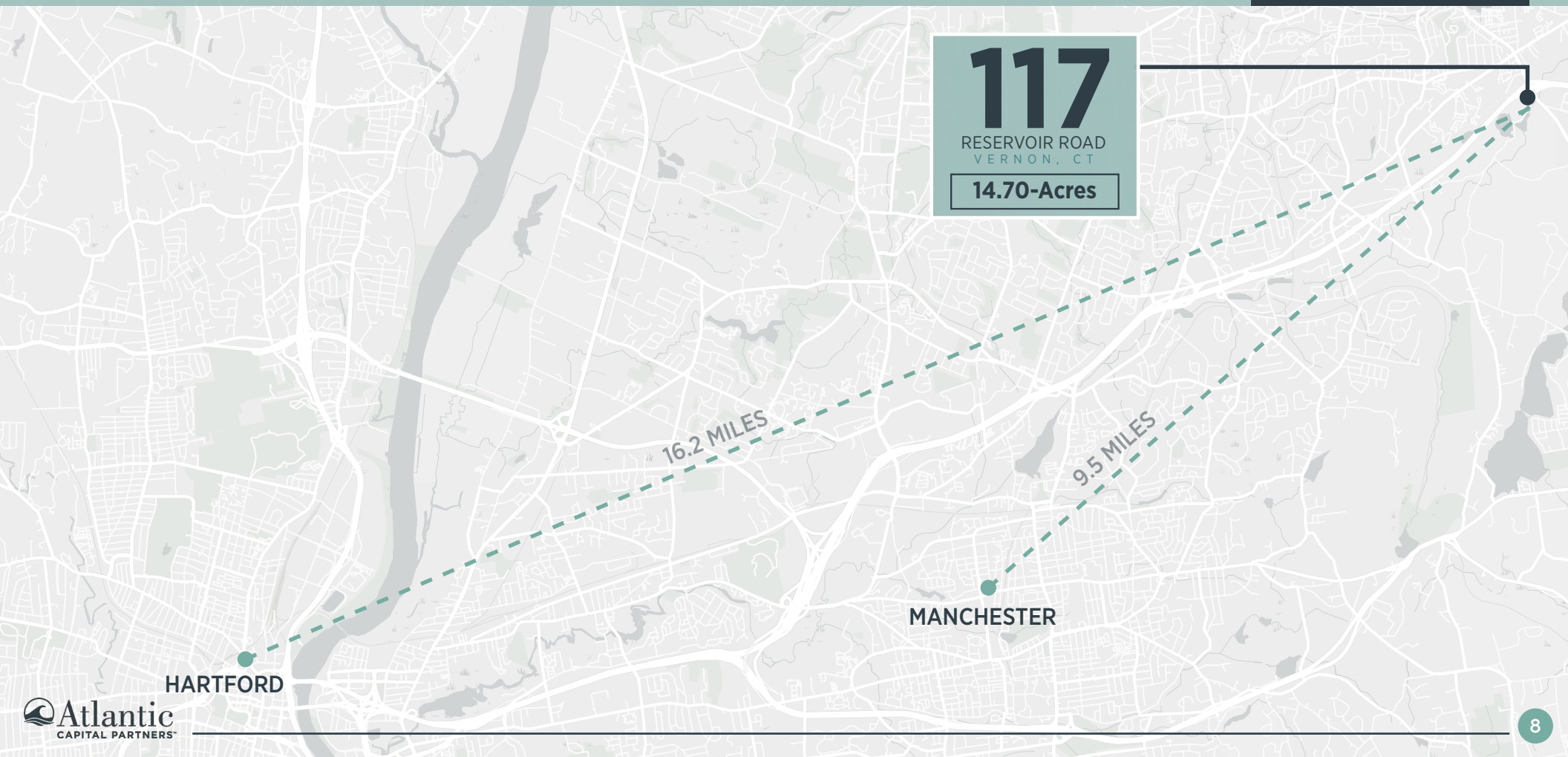
VERNON, CT & HARTFORD MSA

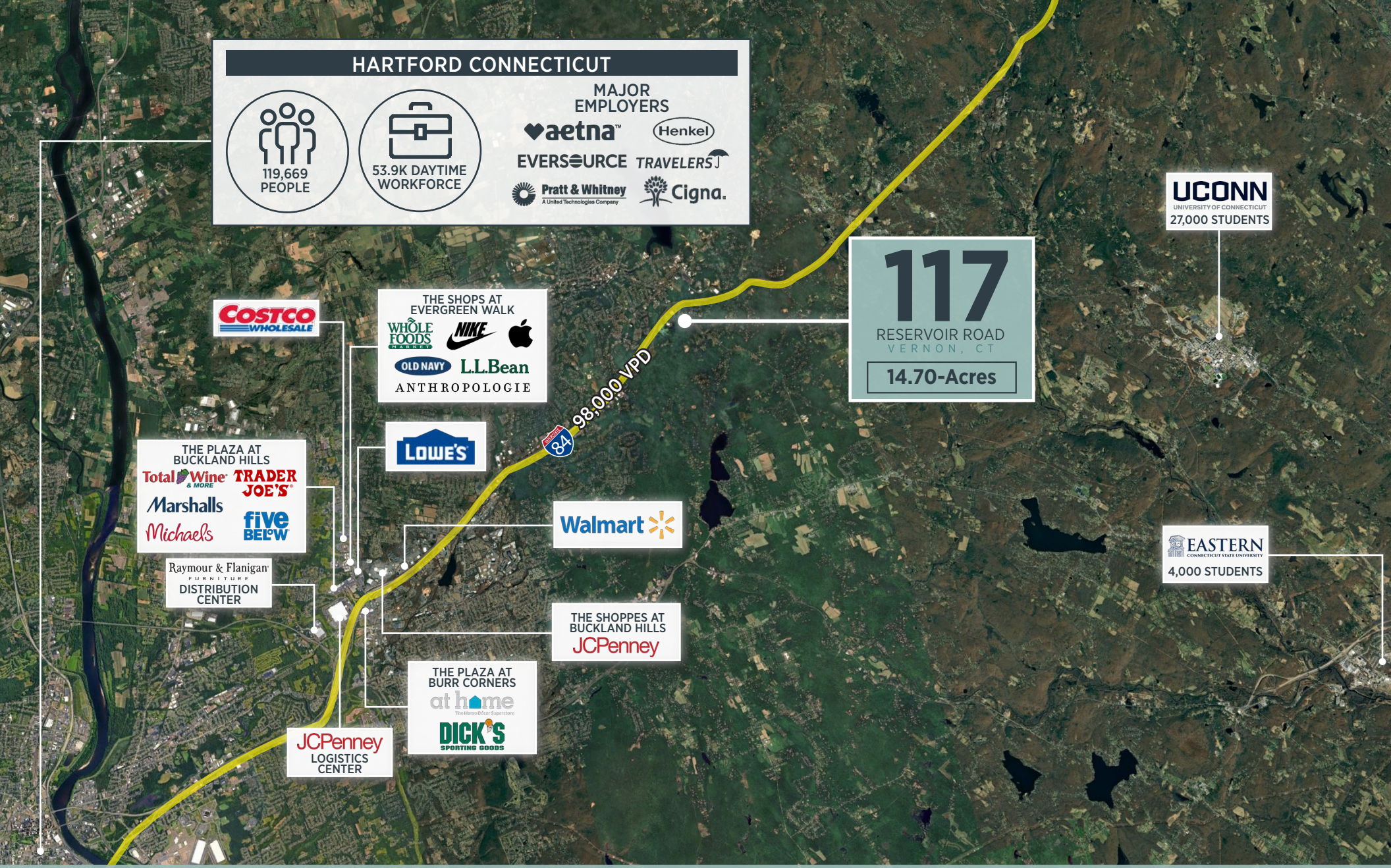
Vernon, Connecticut, is a charming town in the heart of the state, blending suburban appeal with historical significance. Situated along the Hockanum River, Vernon boasts scenic beauty and recreational opportunities. With roots tracing back to the early 1700s, the town features colonial-era landmarks 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 HOSITAL
- GERBER TECHNOLOGY
- Mastercam
- NERA





DEMOGRAPHICS

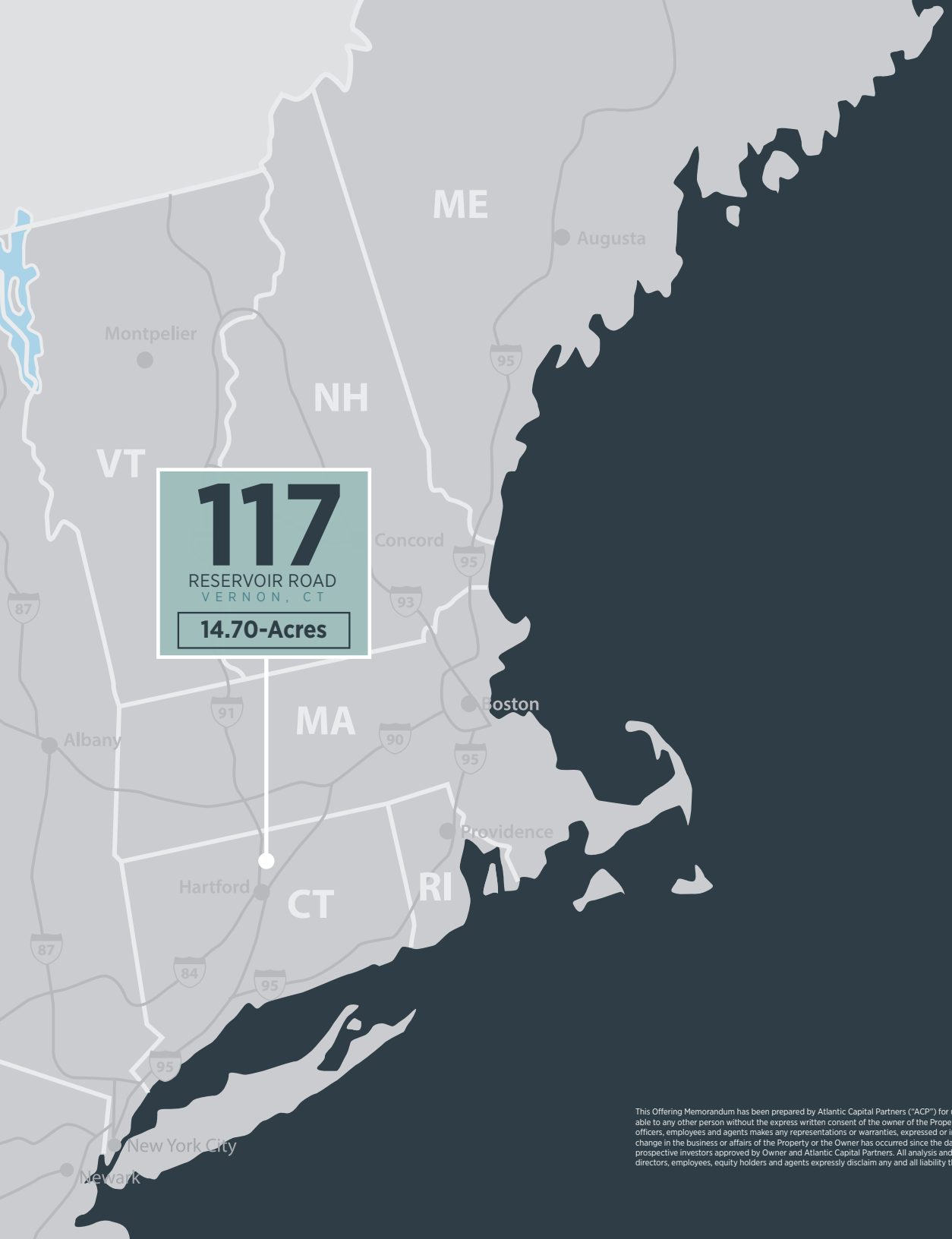
3 MILES	5 MILES
27,642 PEOPLE	58,054 PEOPLE
$76,571 AHHI	$95,996 AHHI

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 HOSITAL — 4,300 EMPLOYEES
- GERBER TECHNOLOGY — 1,778 EMPLOYEES



Exclusively Offered By

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