

# NEW RETAIL SPACE AND PAD SITE

## Immediate Availability or Build-to-Suit

### *Intersection of Knotter Drive & Route 322*

### *Southington (Milldale), CT*

#### **Pricing:**

#### **In-Line:**

\$22.00 psf NNN

#### **Pad Site:**

\$75,000/year NNN

*Pad Site is ideal  
for food or bank  
with drive-thru*



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#### **Property Highlights**

**In-line:** 7,350 SF building / 4,100 SF available owner will sub-divide to 1,840 +/- SF

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

**Near:** 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>
<b>1 mile:</b>	2,253	912	\$81,458
<b>3 miles:</b>	32,589	11,532	\$100,640

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  
 \* 4,100 SF Available  
 \* Plus Pad Site

**TA**  
 TravelCenters  
 of America

**STARPLEX**  
 CINEMAS

**TACO BELL**

**POPEYES**  
 CHICKEN & BISCUITS

**DUNKIN'**  
 DONUTS

**BURGER KING**

**EXON**  
 Mobil

**COMFORT SUITES**

**THE HOME DEPOT**

**NAPOLI**  
 1980  
 FINEST QUALITY FOODS

322

84

691

509

Ruggles Row

Elliott Dr

Farmington Canal Heritage Trail

Clark St

Dickerman Rd

St Joseph St

Knott Dr

Yankee Expy

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Google earth

1991

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	BOTANICAL NAME	SIZE
AR	9	RED MAPLE	ACER RUBRUM 'ARMSTRONG'	2 1/2"-3" CAL.
AS	5	SUGAR MAPLE	ACER SACCHARUM	2 1/2"-3" CAL.
JS	22	SEA GREEN PRINZER JUNPER	JUNIPERUS CHINENSIS 'SEA GREEN'	7 GAL.
SV	1	COMMON LILAC	SYRINGA VULGARIS	5'-6" HT.
HL	5	HARDY HYDRANGEA	HYDRANGEA PANICULATA 'LIMELIGHT'	6 GAL.
RG	13	RUBERECIA	RUBERECIA 'GOLDSTURM'	1 GAL.
PH	45	HAMELI FOUNTAIN GRASS	PENNISETUM ALOPURIDIOS HAMELI	3 GAL.
VC	26	HIGHBUSH BLUEBERRY	VACCINIUM CORNUBOSUM	3 GAL.

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. Pierre*  
 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