



# 9 Northridge Drive

9 Northridge Drive, Windham, Connecticut 06256

## Property Features

- Fully Approved 136 Multifamily Market Rate Development Project
- Easy Access to Eastern Connecticut University and University of Connecticut
- Located on Busy Route 6 Between Willimantic, Storrs, Mansfield between Hartford and Providence
- Near Commercial Power Center with Super Walmart, Home Depot and Wendy's



Demographics	1 Mile	3 Miles	5 Miles
Total Population:	10,737	30,918	44,222
Total Households:	3,550	10,643	15,936
Traffic Count:	21,200		

For more information:

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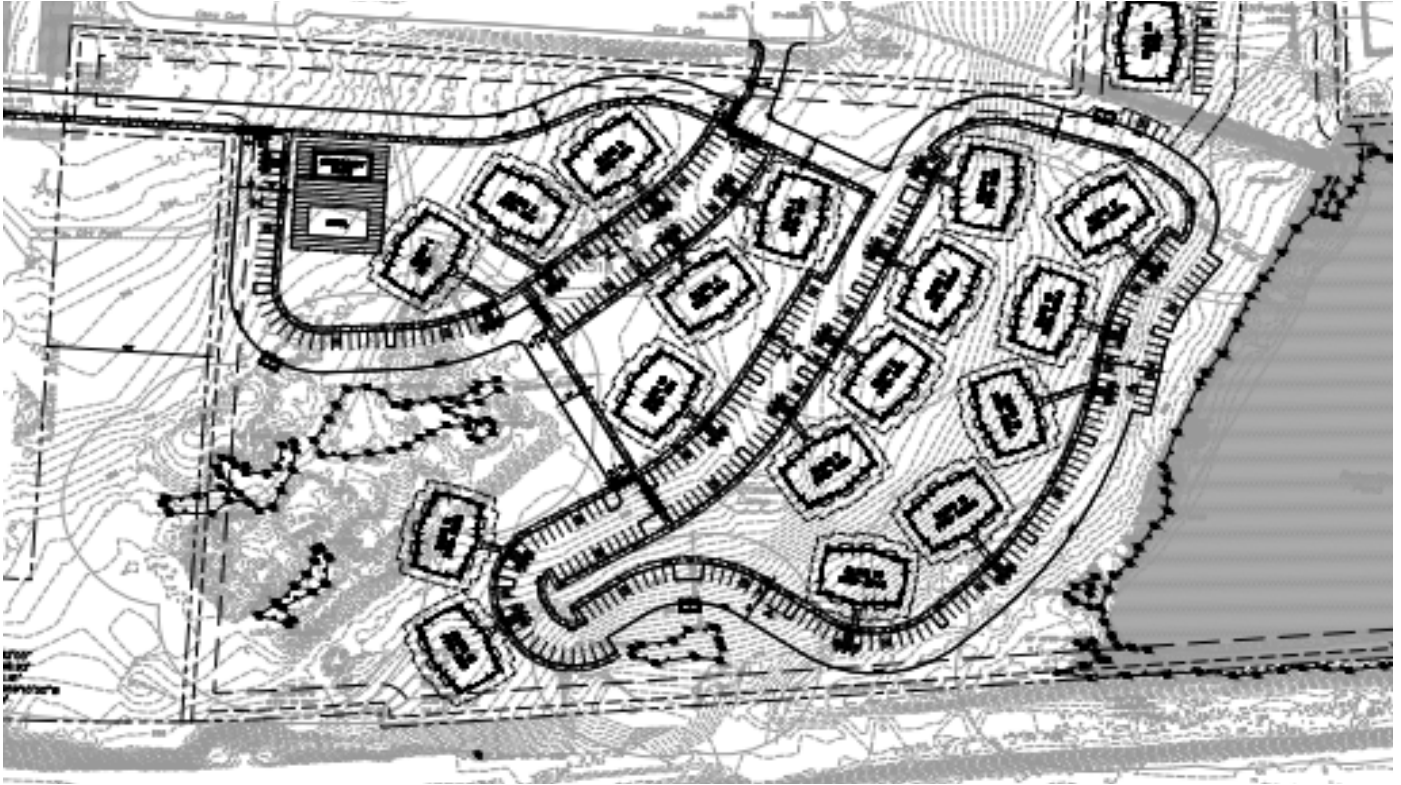
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For Sale

# Land



## Property Summary

<b>Sale Price:</b>	\$1,500,000
<b>Lot Size:</b>	23.0 Acres
<b>APN #:</b>	1475, 1476 & 1477
<b>Zoning:</b>	C-4 Special Permit
<b>Market:</b>	Windham County
<b>Sub Market:</b>	Willimantic-Mansfield
<b>Cross Streets:</b>	Boston Post Road - CT Route 6
<b>Traffic Count:</b>	21,200

## Property Overview

23 acre site special permitted for 136 Multifamily market rate apartments with 68 units 2 bedroom /68 units 1 bedroom. Surface Parking ratio of 1.5 spaces per unit.

## Location Overview

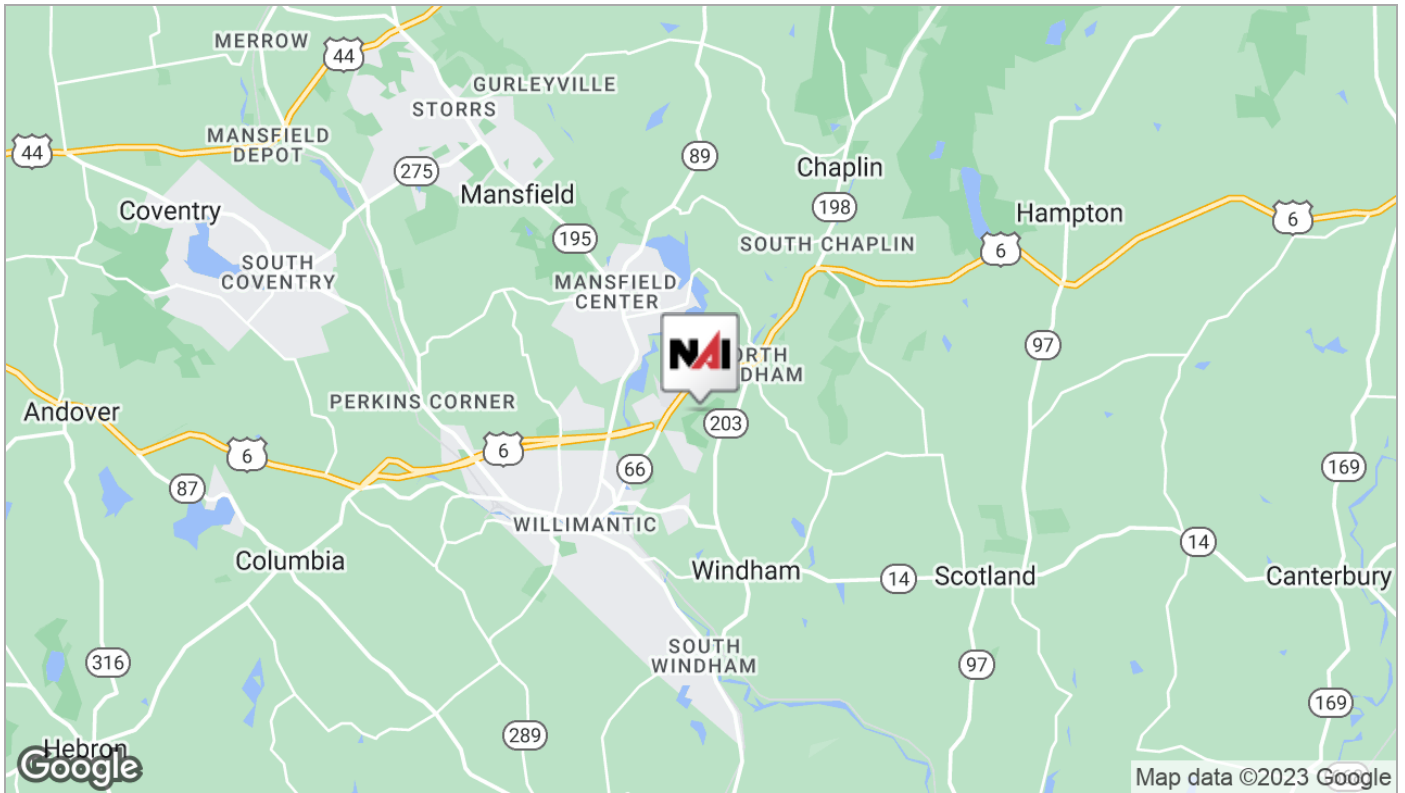
Well located in the heart of Windham, this property sets in a town of over 25,000 residents. Neighboring Willimantic is home to Eastern Connecticut State University, which enrolls over 5,000 students. Historically, the villages that make up Windham have been very prosperous in industrial and commercial success. Today, Windham/Willimantic is in the midst of a renaissance. The Windhams, particularly, North Windham is finding a surge in development, while at the same time, the city within the Town, Willimantic, is evolving daily.

## Amenities

- Regional Airport located across the street. Eastern Connecticut State University located nearby and University of Connecticut is only 15 minutes away. Willimantic Golf Club 18-

For Sale

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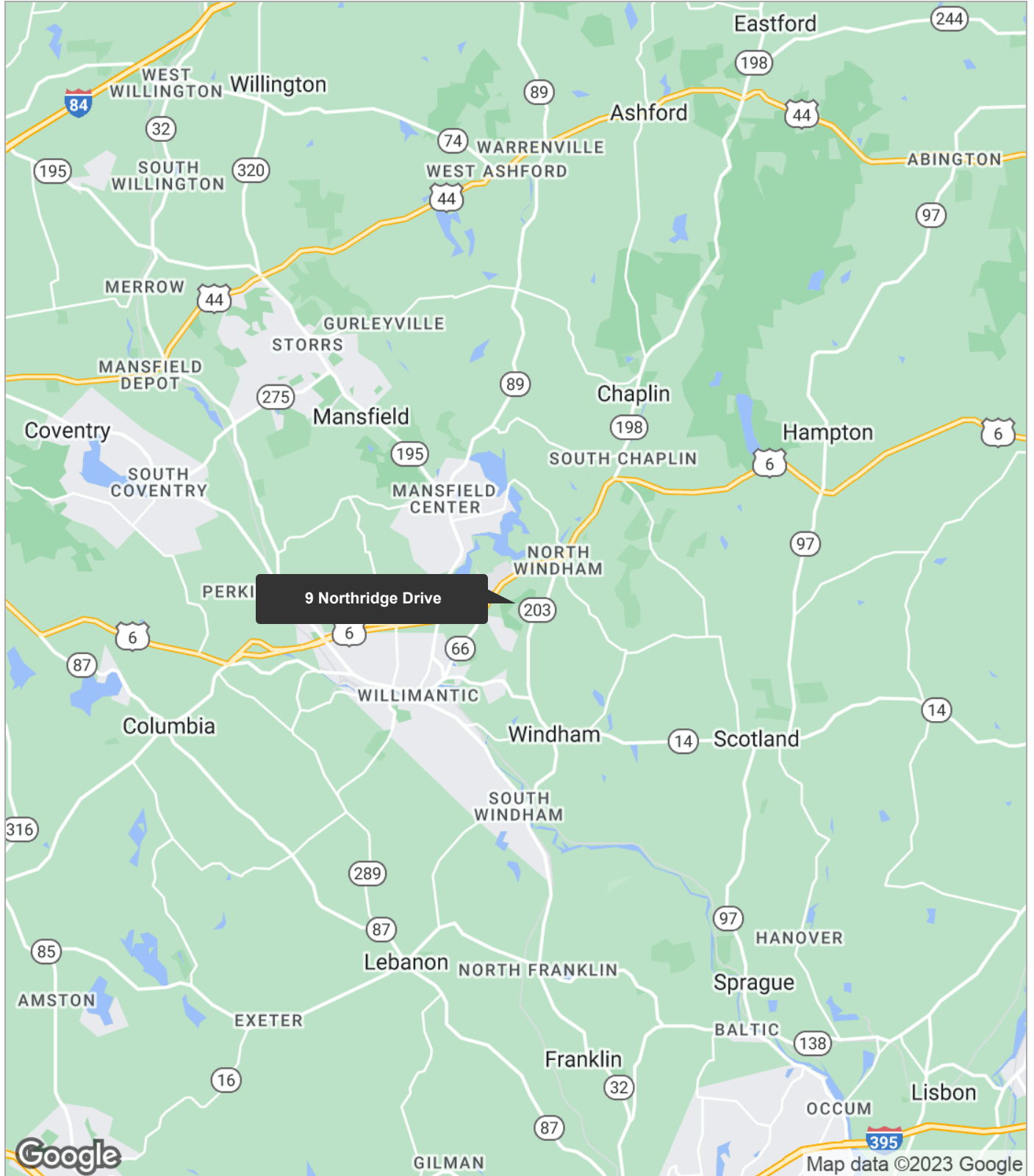
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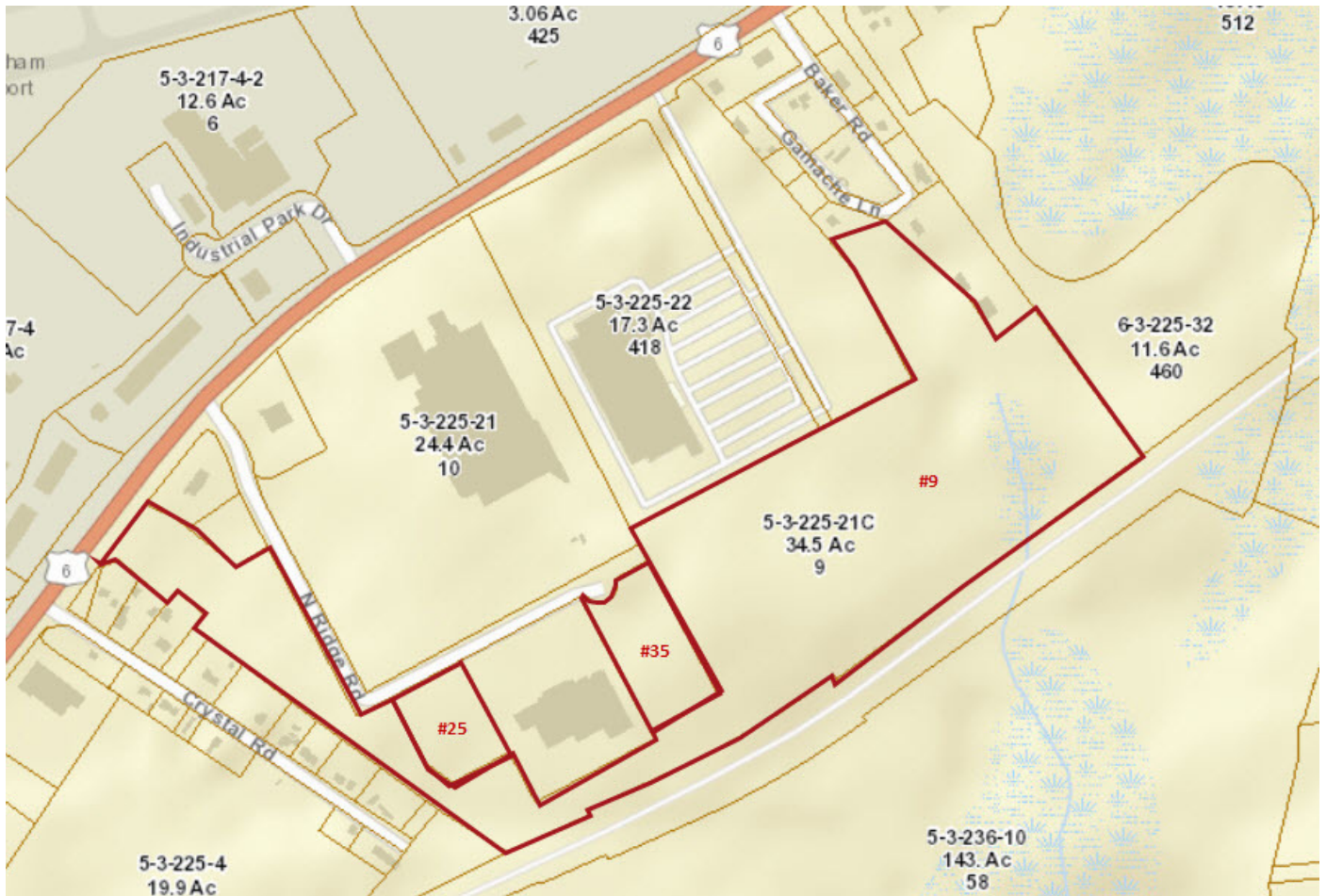
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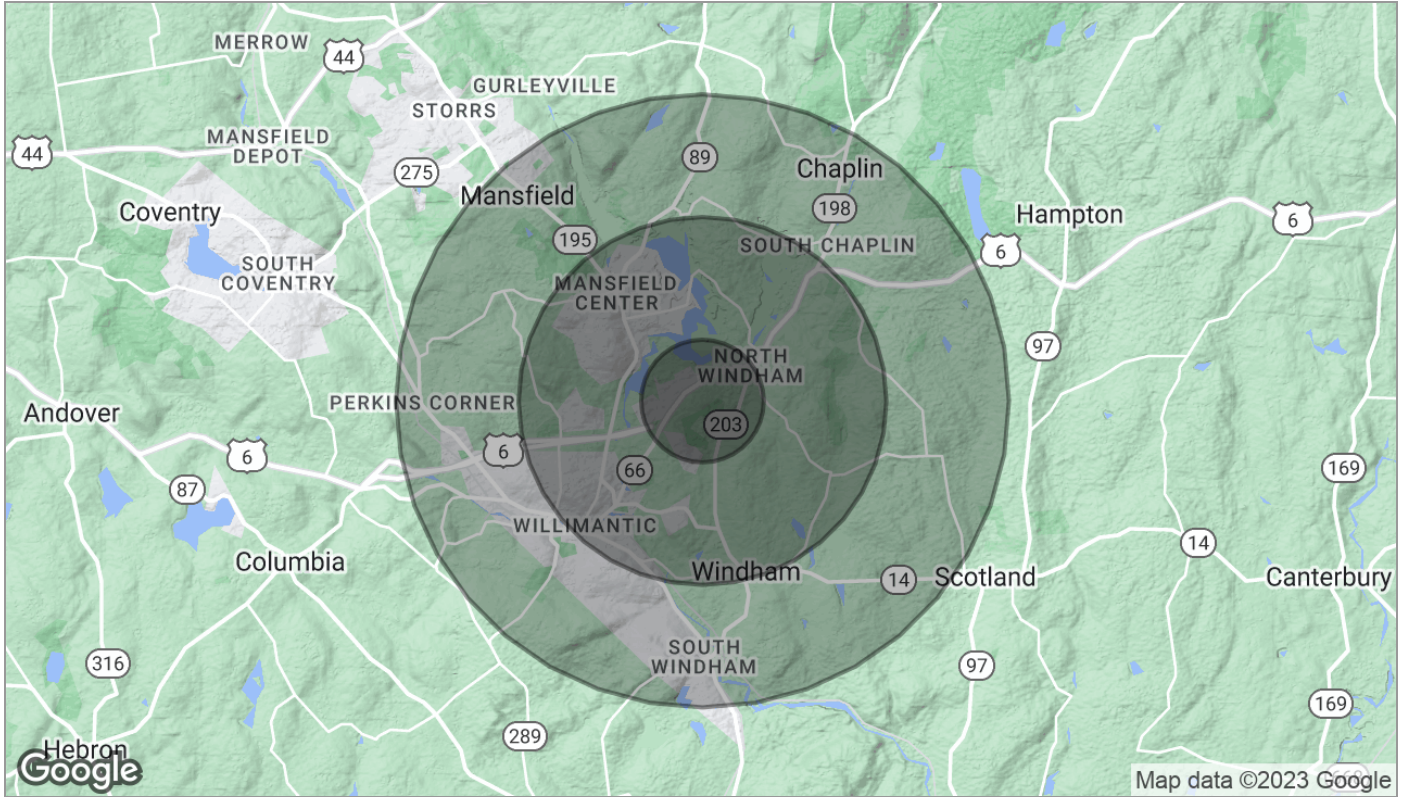






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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
TOTAL POPULATION	10,737	30,918	44,222
MEDIAN AGE	28.1	30.0	33.1
MEDIAN AGE (MALE)	28.1	30.1	33.2
MEDIAN AGE (FEMALE)	28.0	29.8	32.9
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
TOTAL HOUSEHOLDS	3,550	10,643	15,936
# OF PERSONS PER HH	3.0	2.9	2.8
AVERAGE HH INCOME	\$52,375	\$58,626	\$66,351
AVERAGE HOUSE VALUE	\$222,721	\$222,938	\$238,705
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
% WHITE	74.1%	74.5%	78.4%
% BLACK	4.9%	4.3%	3.2%
% ASIAN	2.5%	2.4%	2.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.5%	0.5%	0.4%
% OTHER	14.7%	14.4%	11.4%
<b>Ethnicity</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
% HISPANIC	32.0%	30.5%	23.9%

\* Demographic data derived from 2020 ACS - US Census



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