



FOR SALE

10.9 ACRE INDUSTRIAL PARCEL

RAINBOW ROAD | EAST GRANBY, CT 06026



PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present Lot 15 on Rainbow Road in East Granby CT for sale. This desirable 10.9 acre parcel offers level topography and excellent visibility. Commerce Park Zone A can accommodate industrial or commercial use.

PROPERTY HIGHLIGHTS

- 394 feet of frontage on Rainbow Road (Route 20)
- Located within miles of I-91
- Easy access to Bradley International Airport

OFFERING SUMMARY

Sale Price:	\$1,199,000
Lot Size:	10.9 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	412	14,960	86,088
Total Population	1,042	37,255	226,606
Average HH Income	\$100,175	\$97,482	\$91,004

MARK DUCLOS, SDR, CRE, FRCS
860.983.5630
duclos@sentrycommercial.com

CHRISTOPHER DUCLOS
860.922.6481
chrisduclos@sentrycommercial.com





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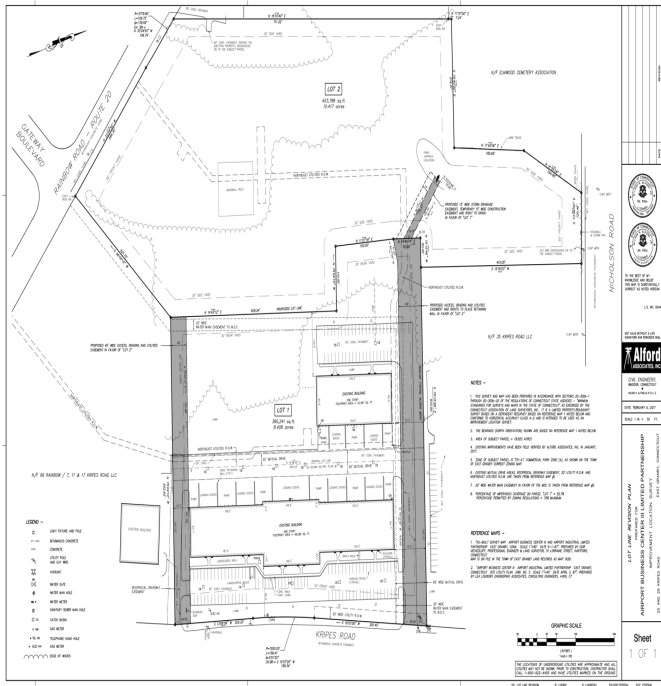
\$1,199,000

MECHANICAL/UTILITIES

Water/Sewer Company	MDC
Gas / Propane	Yes
Electric Company	Eversource

LAND

Lot Size	10.9 Acres
Impervious Coverage	75%
Zoning	Commerce Park Zone A



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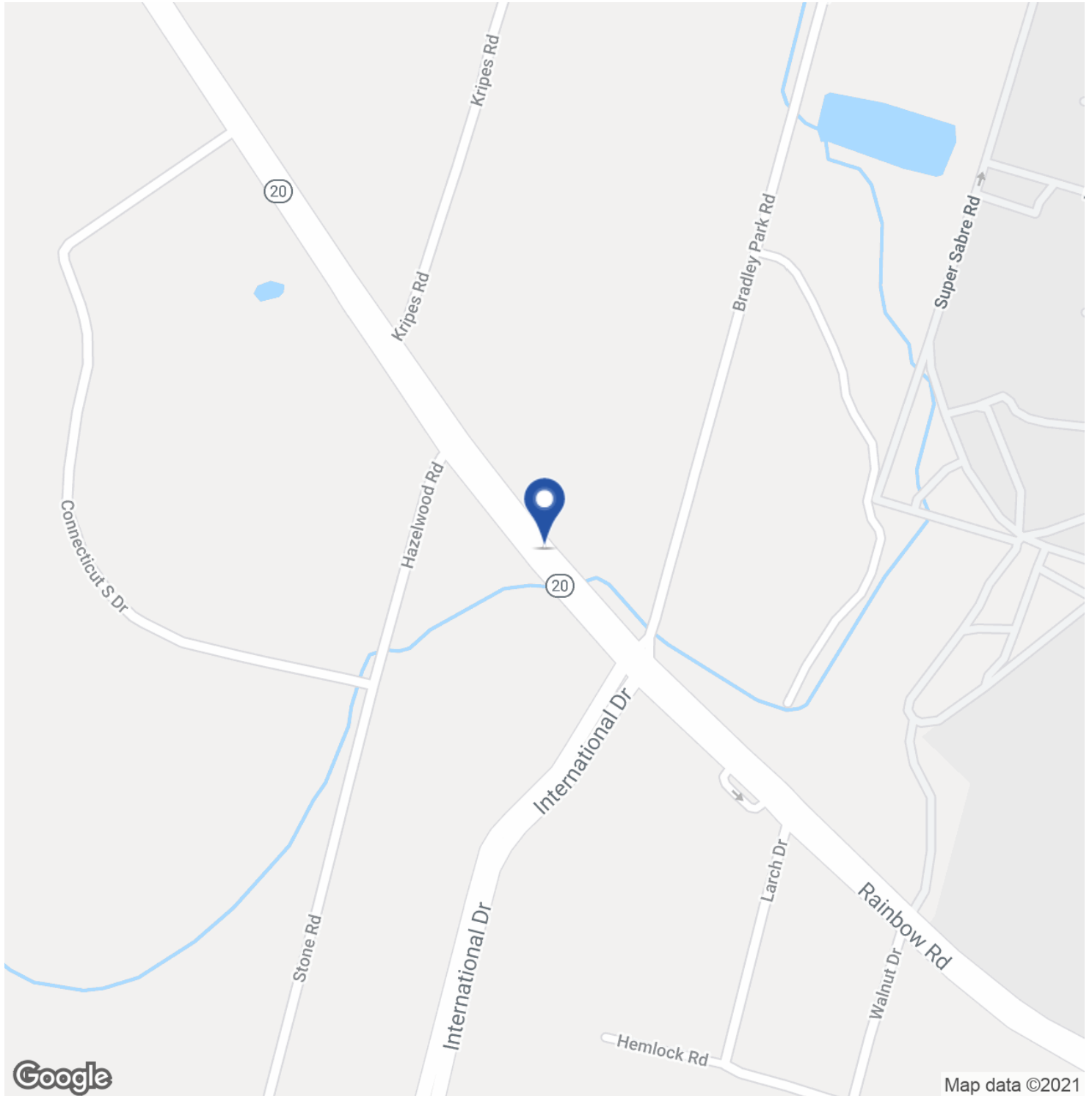
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Google

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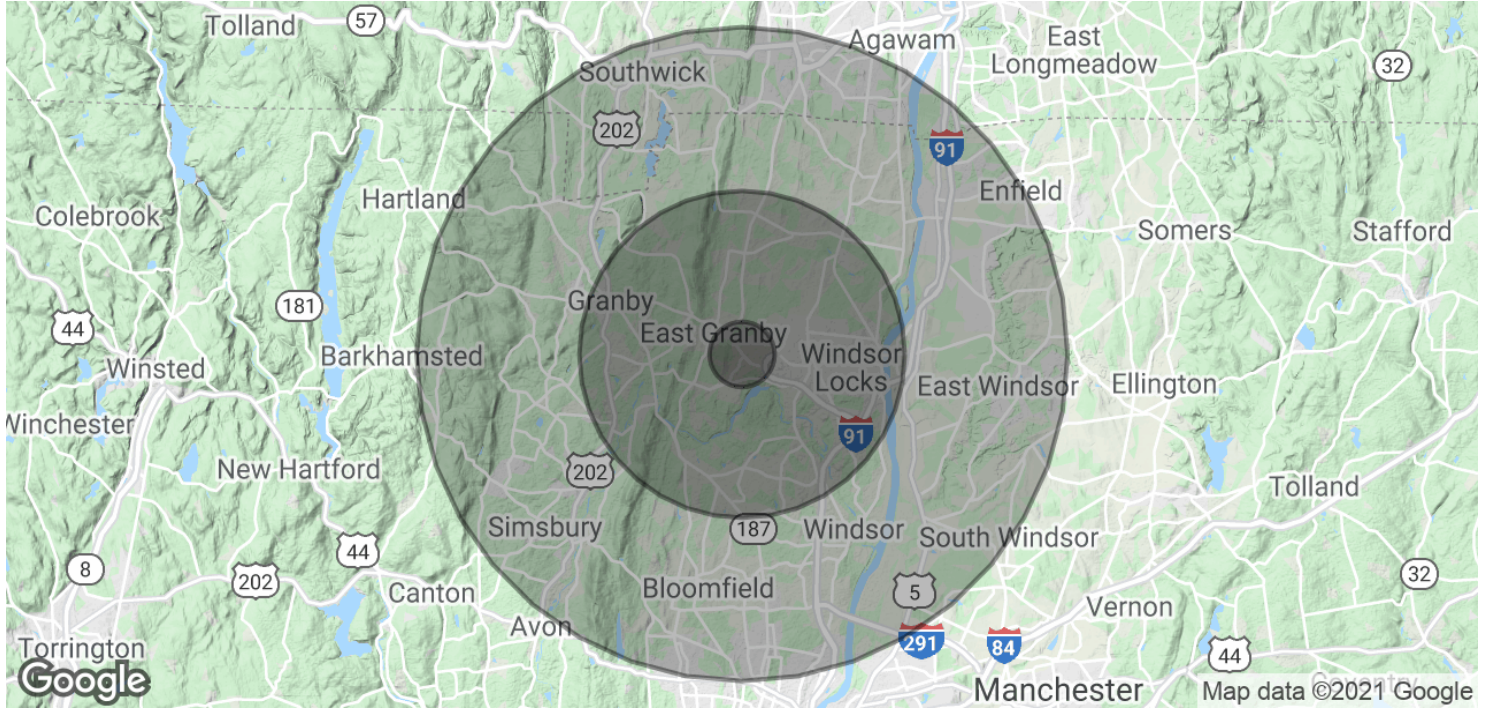
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,042	37,255	226,606
Average age	43.0	43.7	41.7
Average age (Male)	42.1	42.8	40.2
Average age (Female)	43.5	44.4	42.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	412	14,960	86,088
# of persons per HH	2.5	2.5	2.6
Average HH income	\$100,175	\$97,482	\$91,004
Average house value	\$296,117	\$285,925	\$300,086

* Demographic data derived from 2010 US Census

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MARK DUCLOS, SIOR, CRE, FRICS

Industrial Specialist

duclos@sentrycommercial.com

Direct: 860.983.5630

Sentry Commercial

160 Trumbull Street
Hartford, CT 06103
860.528.0884

MARK DUCLOS, SIOR, CRE, FRICS

860.983.5630

duclos@sentrycommercial.com

CHRISTOPHER DUCLOS

860.922.6481

chrisduclos@sentrycommercial.com

