

ROUTE 91 AT ROUTE 99

ROCKY HILL, CONNECTICUT



DEMOGRAPHICS:

Population	
1 mile	6,203
3 mile	41,435
5 mile	141,030
7 mile	324,408
10 mile	557,638
Average HH Income	
1 mile	\$58,106
3 mile	\$68,906
5 mile	\$60,050
7 mile	\$49,793
10 mile	\$51,643
Daytime Population	
1 mile	7,017
3 mile	38,827
5 mile	127,584
7 mile	302,900
10 mile	513,834

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Site: New development opportunity for a bank on 5.5 acres at the NE Quadrant of I-91 and Route 99.

Deal Points: Pad-ready ground lease or possible purchase of pad site.

The site features excellent visibility, access and ample parking. This site sits adjacent to the on-ramp off Rt. 99 (25,000 ADT) onto Rt. 91 (110,000 ADT) and would be accessed via a lighted intersection. The demographics are very strong with over 140,000 people and 90,000 employees within five miles. Median Household Incomes exceed \$60,000. The proximity to Rt. 91 substantially expands the viable trade area.

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