

**1315 John Fitch Boulevard, SOUTH WINDSOR, CT**

▼ For Lease - 25,000 s.f. +/- (Can be Subdivided)



[www.welcorealty.com](http://www.welcorealty.com)

 **ELCO REALTY, INC.** . 2525 Palmer Avenue, New Rochelle, NY 10801 . Tel: (914) 576-7500

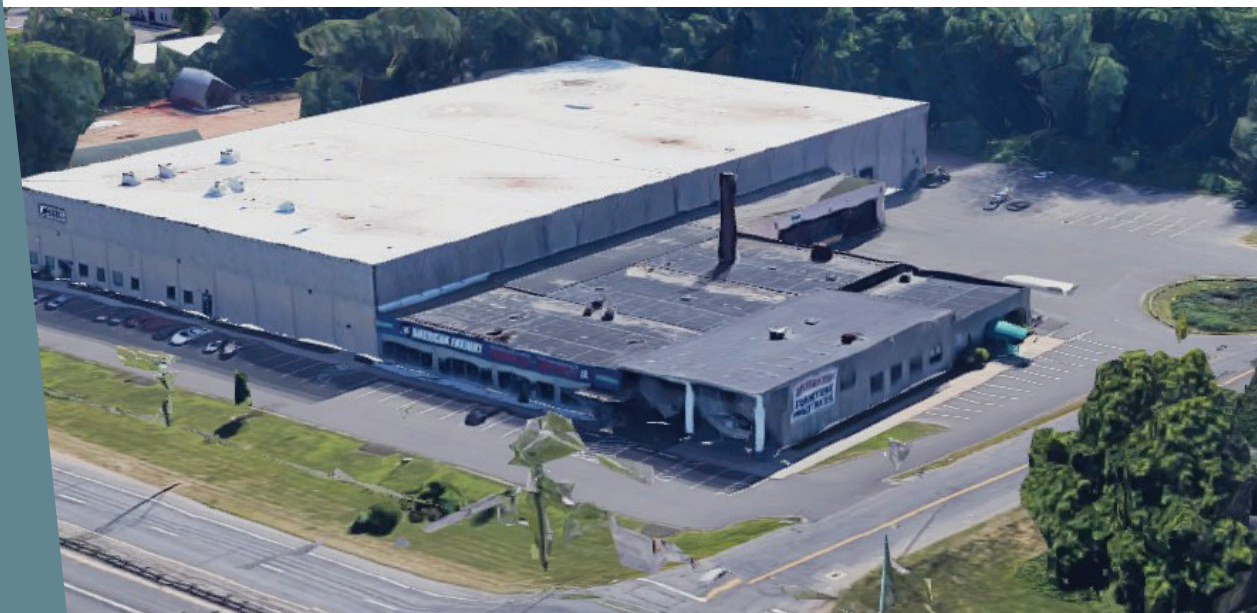
**Michael Boyarsky**  
203-850-8741  
[mjboyarsky@welcorealty.com](mailto:mjboyarsky@welcorealty.com)

# 1315 John Fitch Boulevard, SOUTH WINDSOR, CT



## For Lease

- Located at Traffic Light. Corner of Strong Road and Route 5
- Great visibility, accessibility & exposure on Route 5
- Possible warehouse or Industrial
- 3 Miles from Exit 4 on I-291.
- One (1) Dock High Overhead Door
- 14' – 16' Ceiling Heights
- Ample rear parking
- Area Businesses include: Coca-Cola & Home Depot Distribution , Frito-Lay, Inc., & Hartford Truck Equipment, Inc.



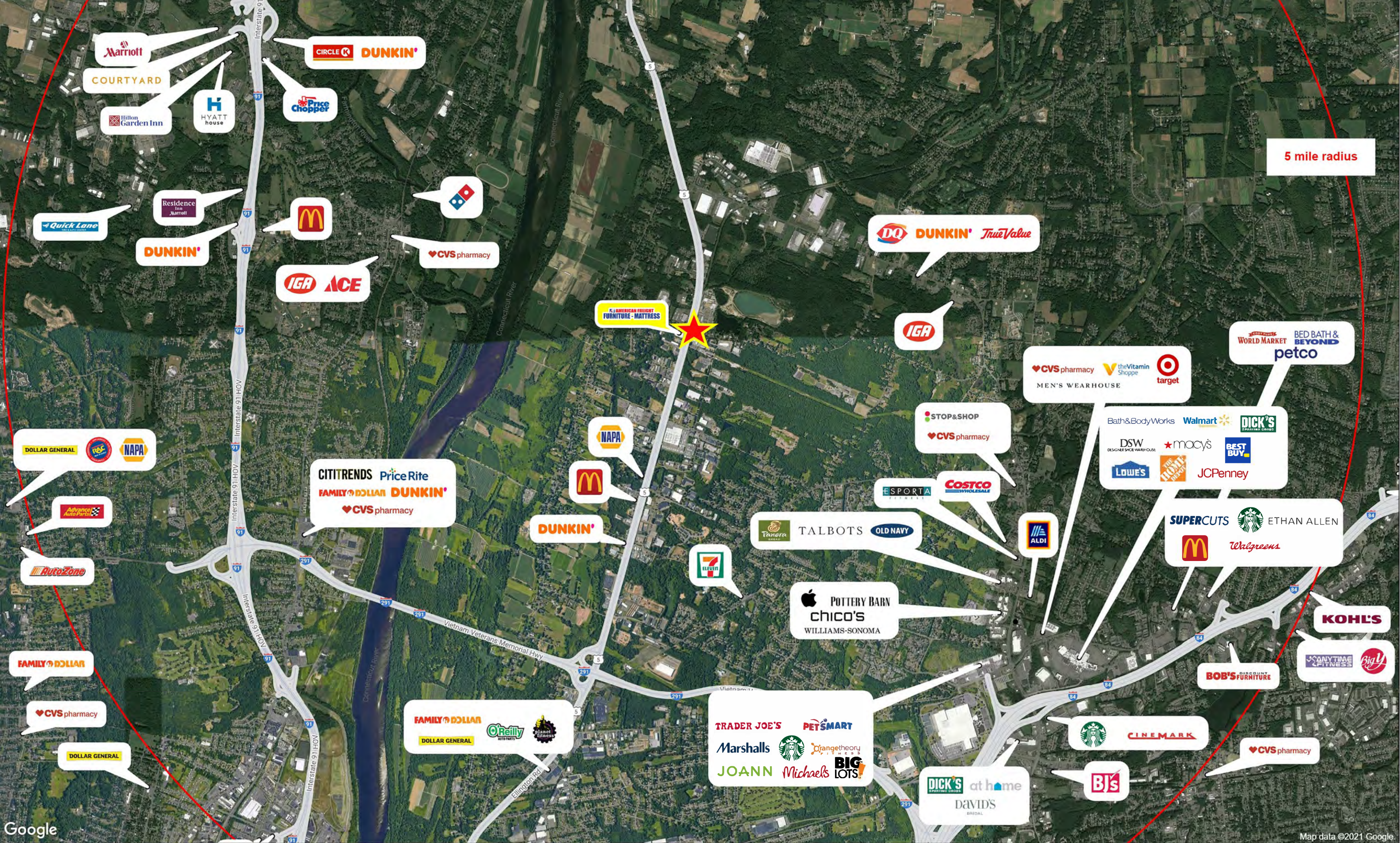
<b>Location</b>	1315 John Fitch Boulevard, South Windsor, CT
<b>Size</b>	25,000 sf +/- (Can be Subdivided) in a 92,182 sf. +/- Building
<b>Price</b>	Call for details
<b>Area Retail</b>	Dunkin Donuts, Geissler's Supermarket
<b>Traffic Counts</b>	17,400 VPD on John Fitch Blvd

Demographics	5 miles	10 miles	15 miles
<b>Population</b>	90,962	487,893	790,452
<b>Households</b>	35,539	193,501	309,386
<b>Avg. HH Income</b>	\$100,494	\$92,772	\$104,900
<b>Daytime Pop.</b>	48,660	277,057	426,953

[www.welcorealty.com](http://www.welcorealty.com)

**WELCO REALTY, INC.** . 2525 Palmer Avenue, New Rochelle, NY 10801 . Tel: (914) 576-7500

**Michael Boyarsky**  
203-850-8741  
mjboyarsky@welcorealty.com



5 mile radius