

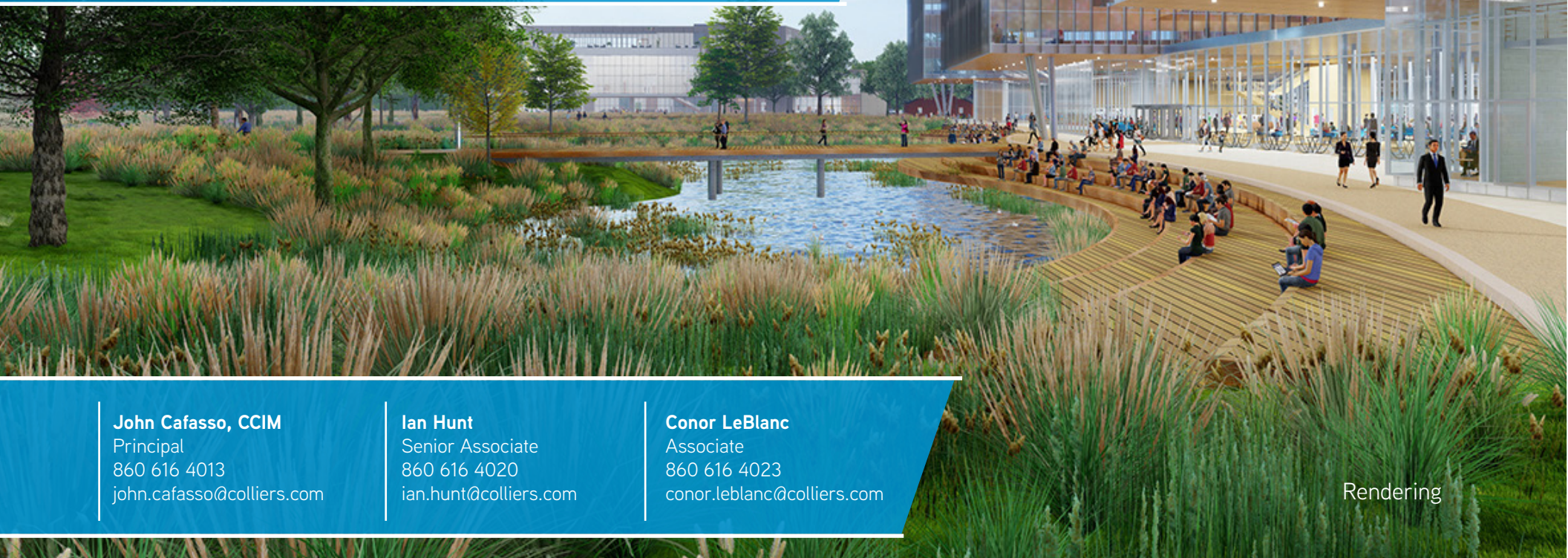


PRIME DEVELOPMENT SITE

FORMER UCONN WEST HARTFORD CAMPUS

57.46 Acres in West Hartford

- Largest development site to come to market in West Hartford in over 20 years
- 57.46 acres in Hartford County's most desirable and highest barrier to entry sub-market
- High profile site zoned for single family development with multifamily or office campus potential



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Rendering



PROPERTY SUMMARY CHART

Address:	1700 & 1800 Asylum Ave. West Hartford, CT 06117
Parcels:	Two
Total Acres:	57.46
Zone:	R-10
Number of Buildings:	Four
Gross Building Area:	157,662
Years Built:	1964, 1971, 1989, 2001

57.46 ACRE WEST HARTFORD DEVELOPMENT SITE

Colliers International Investment Sales is pleased to present the opportunity to acquire 1700 & 1800 Asylum Avenue, West Hartford, CT (the "Property"). The Property is formerly University of Connecticut's West Hartford campus and is comprised of two parcels totaling 57.46 acres. The campus is located in the northeast section of West Hartford, the most desirable submarket of Central Connecticut, and has excellent access to West Hartford Center and Downtown Hartford.

The Property provides an investor the rare opportunity to acquire a 57.46 acre development site, the largest to come to market in West Hartford in the last 20 years. The site is currently improved with four buildings totaling 157,662 SF that were previously academic buildings and can be repurposed for a number of different uses.

DEMOGRAPHICS



POPULATION 2020

1 MILE	3 MILE	5 MILE
13,135	109,737	227,482



HOUSEHOLDS 2020

1 MILE	3 MILE	5 MILE
5,048	43,202	87,144



MEDIAN HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$119,582	\$59,362	\$56,112



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