

NORTHRIDGE MULTIFAMILY DEVELOPMENT • LAND FOR SALE

9 NORTHRIDGE DRIVE, WINDHAM, CT 06256



ELITE
COMMERCIAL REAL ESTATE SERVICES
A Veteran Owned Company

Fully Approved 136 Unit Multifamily Development

PROPERTY DESCRIPTION

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.

PROPERTY HIGHLIGHTS

- 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
- 23 acre site located near The Airline Trail Conservation area with Walking Trails
- Large need in the area for Student Housing for (2) Universities

OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	23 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,550	10,643	15,936
Total Population	10,737	30,918	44,222
Average HH Income	\$52,375	\$58,626	\$66,351

HUGH SCHNIP, MICP

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ERIC BLUMENTHAL, MICP

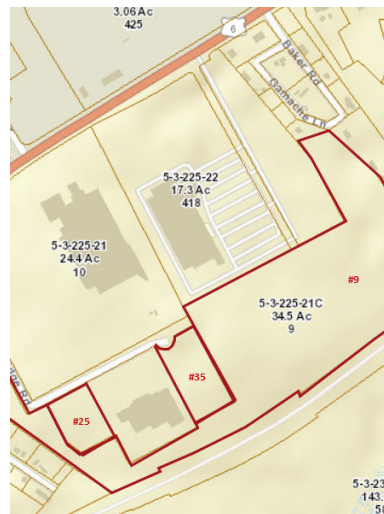
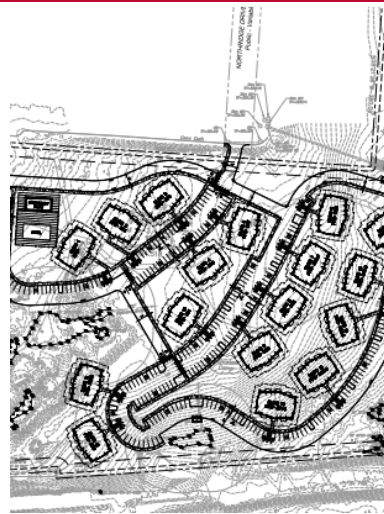
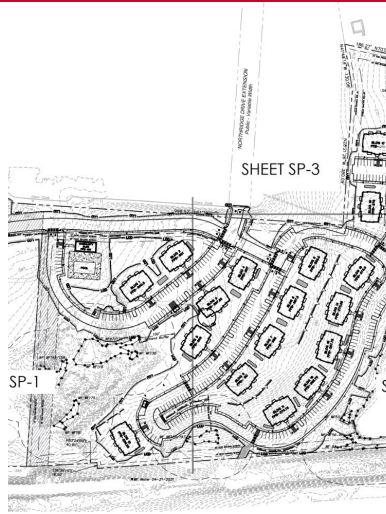
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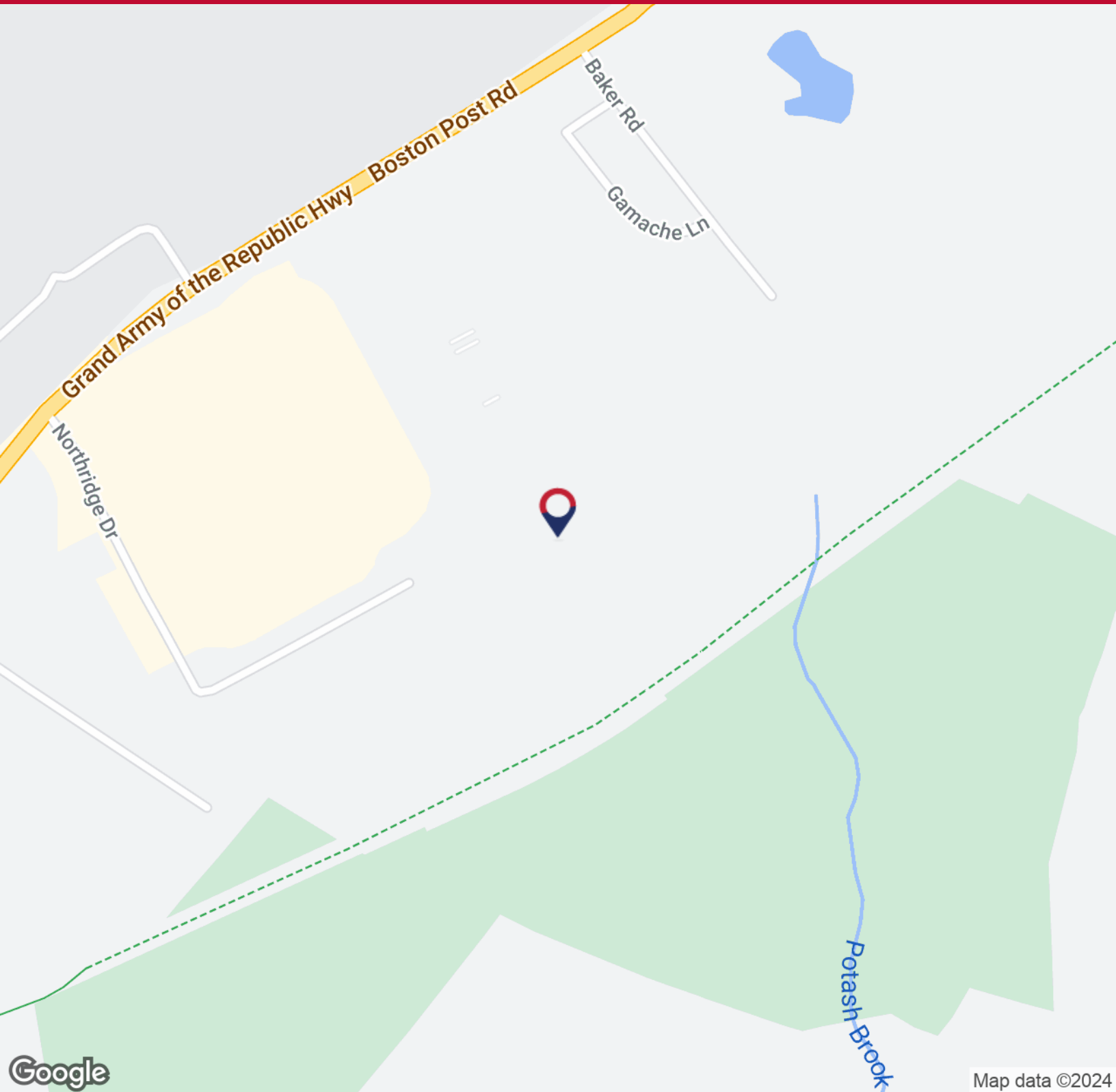
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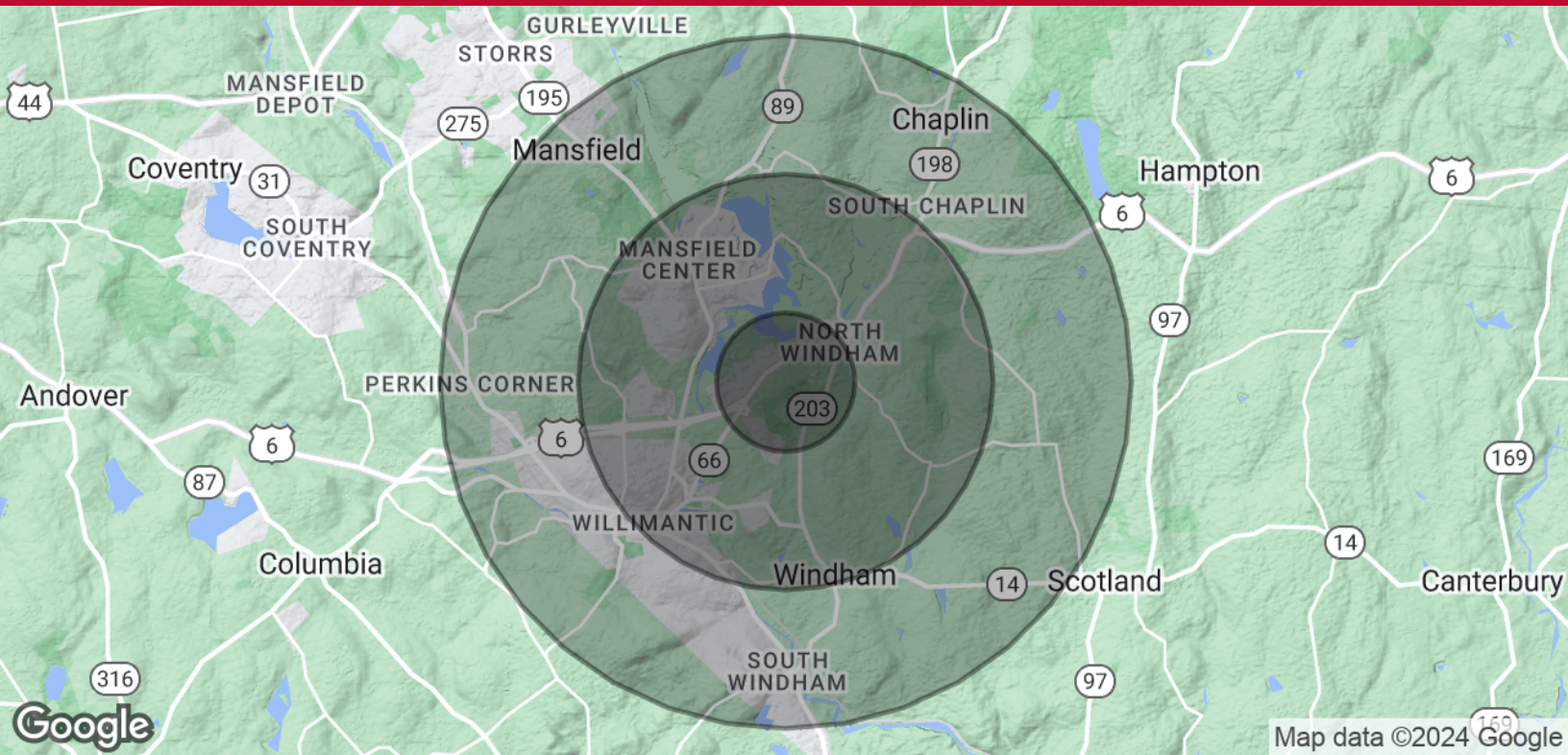
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,737	30,918	44,222
Average Age	28.1	30.0	33.1
Average Age (Male)	28.1	30.1	33.2
Average Age (Female)	28.0	29.8	32.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
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

* Demographic data derived from 2020 ACS - US Census

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