



499 & 529
Cottage Grove Road,
Rt 218, Bloomfield, CT

**Lease or
Build to Suit**

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RETAIL MAP

EXECUTIVE SUMMARY

2 Separate Parcels Available on Cottage Grove Road in Bloomfield, CT. Serving West Hartford, Bloomfield, Simsbury and Windsor Communities. This is a heavily trafficked commuting artery in central CT. Cottage Grove Road leads to both I-91 and I-84 making it a perfect place.

| 499 Cottage Grove Road I-1 Zone permitted | 529 Cottage Grove Road |
|---|---|
| <ul style="list-style-type: none">• 550+ of frontage• 5 +/- Acres• Zoned I-1: Permitted uses include the following:<ul style="list-style-type: none">• Retail, Banks, Office Space, Warehouse, Medical, Restaurants and more! | <ul style="list-style-type: none">• Proposed access to Northwestern Drive w/Full Traffic Signal• 4.46 Acres• 373' of Frontage• Zoned I-1 |



Area retailers: Home Depot, Stop and Shop, Burlington Coat Factory, Lowes, Hartford HealthCare many more apartments.



Traffic Count 22,000 ADT



Built to Suit or Ground Lease

The information above has been obtained from sources believed reliable. We make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.







AREA OVERVIEW

Bloomfield, CT: A Place to Work, Live & Shop

Bloomfield, Connecticut, is a growing town with a population of over 21,000 people, consisting of 8,727 households. The town is home to significant corporate entities, including:

» **CIGNA Insurance Company:**

- ▶ 700,000 square feet of office space
- ▶ 4,500 employees

» **MetLife:**

- ▶ 650,000 square feet of Class A office space
- ▶ 1,300 employees

» **Kaman Corporation:**

- ▶ 8,000 employees worldwide

Located just outside Hartford, Bloomfield offers a strong residential community and a substantial corporate presence, making it an attractive area for retailers and medical offices.

Accessibility:

Bloomfield benefits from excellent accessibility, connecting with surrounding towns such as Avon, Simsbury, West Hartford, and Windsor. Route 218 runs east-west, linking Interstates I-91 and I-84, as well as State Highway 44. This accessibility attracts customers from all directions.

Retail and Medical Presence:

Hartford Health Care and various medical tenants have established a solid base in Bloomfield, which is in proximity to major retailers like:

- » Lowe's Home Improvement
- » Super Stop & Shop
- » Home Depot
- » Burlington

These retailers are drawn to Bloomfield due to its easy access and favorable demographics.

Traffic and Development Opportunities:

Cottage Grove Rd. (State Highway 218) sees an average daily traffic count of over 22,000 cars, with numerous well-known retail, medical, and office tenants. This site is next in line for development on Route 218, featuring flexible zoning regulations that allow for various retail, medical, and office uses. Expected construction and occupancy are set for early 2026.

Contact Us:

If you have specific requirements, please reach out, and we can reserve a spot for you in this exciting new development!