

Restaurant Space for Lease

147 Pigeon Hill Rd • Windsor, Connecticut



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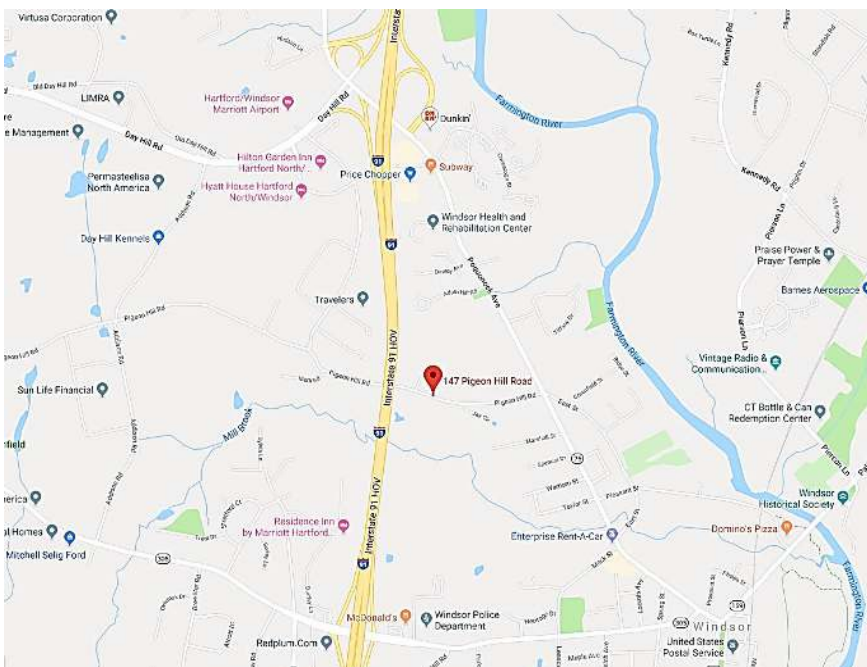
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5,500 SF Available

The subject site is presently improved with a one-story, 5,500 square foot facility formerly used as a clubhouse and restaurant. Convenient access to I-91.



Property Features

- Former Mill Brook Golf Course clubhouse with 1,000 SF commercial kitchen area
- 2,500 SF patio
- Convenient access to Hartford and Windsor corporate area
- 92 parking spaces on premises
- Location
 - 1.2 miles to I-91, exit 38
 - 1.5 miles to Windsor Center / Commuter Rail Station
 - 3 miles to Fast Pitch Nation Park
 - 7.5 miles to Downtown Hartford



Building Information

Building Size: 5,500 square feet
 Floor Cover: Ceramic tile and carpeting
 Wall Cover: Painted sheetrock

Parking

Can accommodate up to 92 vehicles on the premises.

Mechanicals

HVAC: 2, gas fired, forced warm air units
 Air-Conditioning: Central air-conditioning
 Electrical: Main electric 400 amps
 Plumbing: Multi-fixture men's and women's

Utilities

Water: City
 Sanitary Sewer: City
 Gas: Propane
 Electric: Eversource

Occupancy

129 interior table seats
 150+ seat patio

What's so great about it?

- ◆ Great views
- ◆ Adjacent to open space, park and recreational trails
- ◆ Convenient access to I-91 and Bradley airport
- ◆ Close to the corporate corridor
- ◆ Close to hotels and sports facilities

Surroundings

- ◆ 360,000 employees within 10 miles
- ◆ 190,000 households / 468,000 residents within 10 miles
- ◆ Average household income \$94,800



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