

- ✓ **Price** $4,500,000
- ✓ **Price / Sq. Ft.** $228 PSF
- ✓ **Building Size:** 19,750 SF

Vacant Freestanding Value-Add Investment For Sale / Lease

233 Buckland Hills Drive, Manchester, CT 06042

CHARTER REALTY

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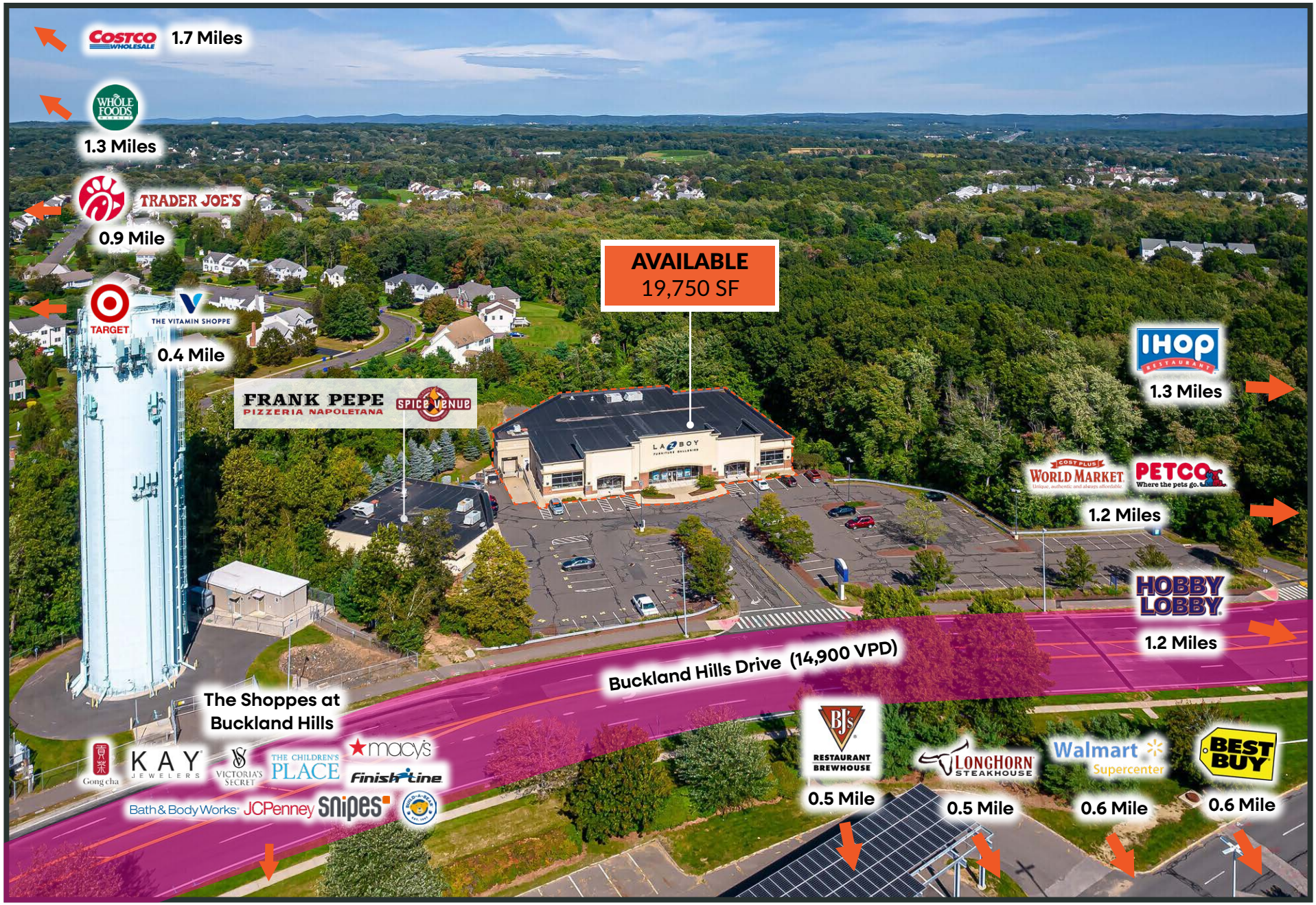
Aerial



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Investment Overview

We are pleased to present the opportunity to acquire a vacant former La-Z-Boy Furniture Galleries located at 233 Buckland Hills Drive in Manchester, Connecticut. The property consists of a 19,750-square-foot freestanding retail building situated directly across Buckland Hills Drive from The Shoppes at Buckland Hills. Positioned within the Buckland Hills retail corridor and approximately 0.8 miles from Interstate 84, which carries approximately 109,000 vehicles per day, the property benefits from immediate regional access within one of the most heavily visited retail destinations in Connecticut.

Originally developed for La-Z-Boy, the property features an open, large-format floor plate, an architecturally finished facade with brick accents and expansive arched storefront glazing, rear service access, pylon signage, and 96 surface parking spaces. The building's footprint and site configuration appeal to a broad range of users, including soft goods and off-price retailers, restaurants, fitness operators, medical users, and service-oriented tenants, creating significant flexibility for lease-up or owner occupancy.

The property benefits from a highly visible position on Buckland Hills Drive, which carries approximately 14,900 vehicles per day and links Buckland Street, which carries approximately 18,500 vehicles per day, to the area's major retail centers and the Interstate 84 interchange. Situated steps from the mall, adjacent to established restaurant users, and backed by residential neighborhoods to the north, the site is positioned to capture both destination and convenience traffic.

The Buckland Hills district is the dominant retail destination in the eastern Greater Hartford region, with more than 3,000,000 square feet of retail space in Manchester alone and additional retail extending north into South Windsor along Buckland Road. The Shoppes at Buckland Hills alone draws approximately 4.3 million annual visits and ranks second of seven Connecticut malls in Placer.ai's regional mall category by visits, drawing from a trade area of more than 736,000 residents, with September 2026 visits up 6.7% year over year. Mall visitors regularly cross-shop The Plaza at Buckland Hills, the Promenade Shops at Evergreen Walk, Target, and Walmart. National retailers in the immediate area include Target, Walmart, Costco, The Home Depot, Lowe's, Whole Foods Market, Trader Joe's, and ALDI, and the property sits adjacent to Frank Pepe Pizzeria Napoletana. The corridor continues to attract investment, with Brixmor Property Group acquiring the nearby Plaza at Buckland Hills, new Ross Dress for Less and Nordstrom Rack stores under construction for 2027 openings, and recent openings within a mile of the property including Raising Cane's, Gap, StretchLab, and Pickleball Kingdom.

Manchester is located approximately 10 miles east of downtown Hartford in Hartford County and serves as the leading retail, employment, and residential center east of the Connecticut River. The town is served by Interstate 84, Interstate 384, and Interstate 291, with direct connections to Interstate 91. The surrounding trade area includes 131,451 residents within five miles with an average household income of $130,056, and 187,422 residents and a daytime population of 231,825 within a 15-minute drive.

This offering presents investors, owner-users, and developers with a rare opportunity to acquire a modern freestanding building with significant value-add potential through lease-up, owner occupancy, or repositioning. Combining a corridor location across from a super-regional mall, immediate interstate access, ample parking, and a large-format freestanding footprint, the property represents a compelling commercial real estate opportunity within the Hartford metropolitan area's dominant retail destination.

Property Details:

Building Size	Parcel No. (APN)	Lot Size	Year Built
19,750 SF	TBD	TBD	2006





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Investment Highlights

- ✓ **Attractive Acquisition Basis** - Opportunity to acquire a modern freestanding building at a basis below today's replacement cost
- ✓ **Value-Add Lease-Up Opportunity** - Vacant building allows investors and owner-users to create value through occupancy or repositioning
- ✓ **Former La-Z-Boy Furniture Galleries** - Large-format showroom with an open floor plate and expansive storefront glazing
- ✓ **Freestanding 19,750 SF Building** - Flexible footprint suited for retail, restaurant, fitness, medical, and service users
- ✓ **96 Surface Parking Spaces** - Approximately 4.9 spaces per 1,000 SF supports high-traffic uses
- ✓ **Across From The Shoppes at Buckland Hills** - Directly across from a super-regional mall drawing 4.3 million annual visits (Placer.ai)
- ✓ **High-Traffic Regional Mall** - Ranks 2nd of 7 malls in Placer.ai's Connecticut regional mall category by visits, with September 2026 visits up 6.7% year over year
- ✓ **Regional Trade Area Draw** - The mall's true trade area reaches more than 736,000 residents (Placer.ai)
- ✓ **Dominant Regional Retail District** - More than 3,000,000 SF of retail in Manchester's Buckland Hills district alone
- ✓ **Immediate Interstate 84 Access** - Approximately 0.8 miles from I-84, which carries 109,000 vehicles per day
- ✓ **National Retail Synergy** - Surrounded by Target, Walmart, Costco, The Home Depot, Lowe's, Whole Foods Market, and Trader Joe's
- ✓ **Adjacent to Frank Pepe Pizzeria Napoletana** - Neighbors one of Connecticut's most recognized restaurant brands
- ✓ **Continued Corridor Investment** - Ross Dress for Less and Nordstrom Rack under construction nearby, following recent Raising Cane's, Gap, and StretchLab openings
- ✓ **Strong Trade Area Demographics** - 131,451 residents and $130,056 average household income within five miles
- ✓ **Deep Daytime Population** - 231,825 daytime population within a 15-minute drive supports weekday traffic
- ✓ **Owner-User or Investment Opportunity** - Suits investors seeking lease-up upside as well as owner-users seeking a corridor presence
- ✓ **Pylon Signage and Corridor Visibility** - Freestanding presence on Buckland Hills Drive with multiple storefront entries

Offering Summary

PRICING	
Offering Price	**$4,500,000**
Price / SF (Building)	**$228 PSF**
Occupancy	**Month-to-month tenant, 90 days notice to vacate**
Ownership Interest	**Fee Simple**

PROPERTY SUMMARY	
Address	233 Buckland Hills Drive, Manchester, CT 06042
Former Use	La-Z-Boy Furniture Galleries
Building Size	19,750 SF
Lot Size	TBD
Year Built	2006
Parking	96 Surface Spaces (4.86 / 1,000 SF)
Parcel No. (APN)	TBD
Zoning	TBD
Traffic Counts	I-84: 109,000 VPD Buckland Street: 18,500 VPD Buckland Hills Drive: 14,900 VPD





Area Overview



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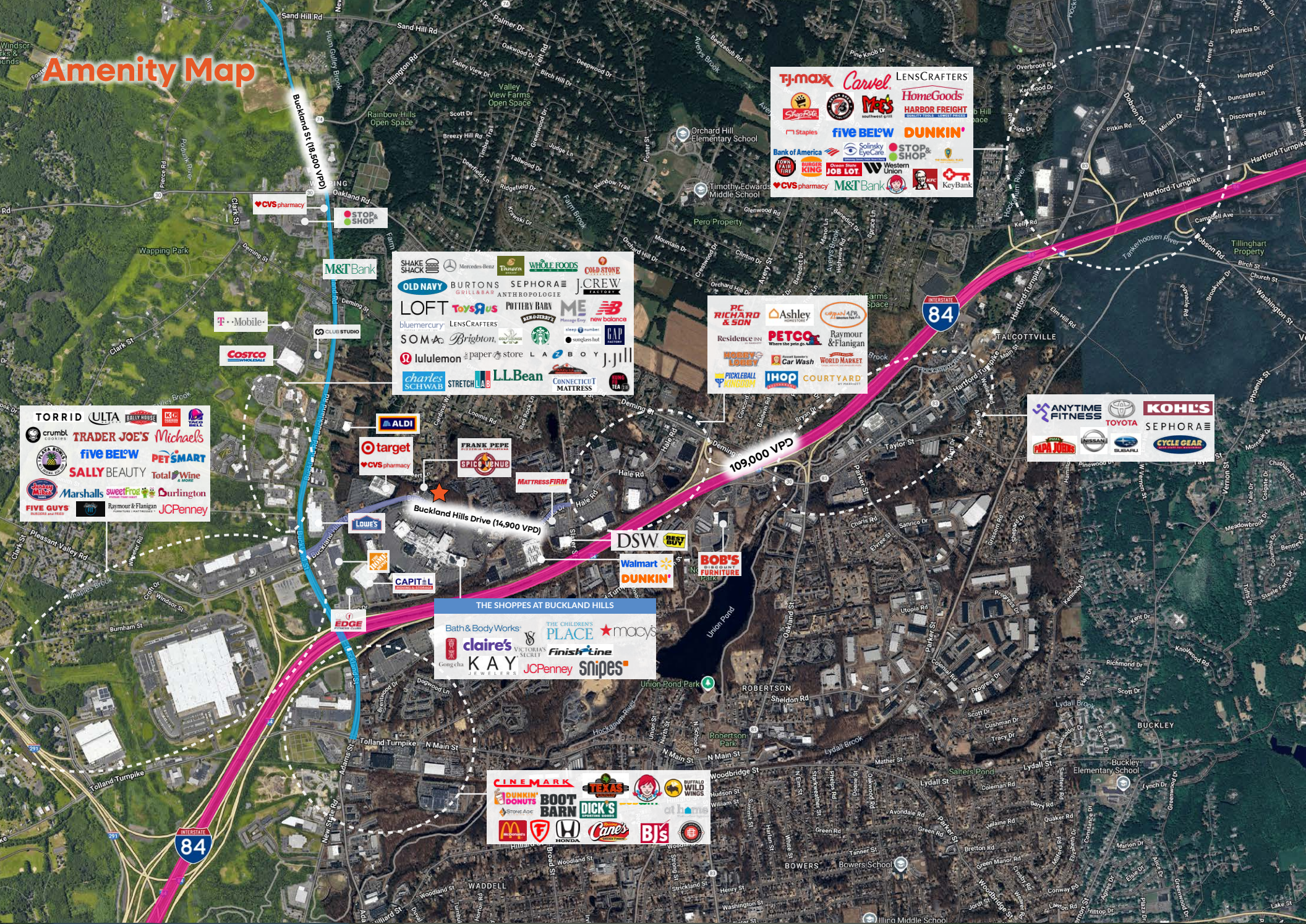
Amenity Map



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Regional Amenity Map



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Demographics

1 Mile Radius:

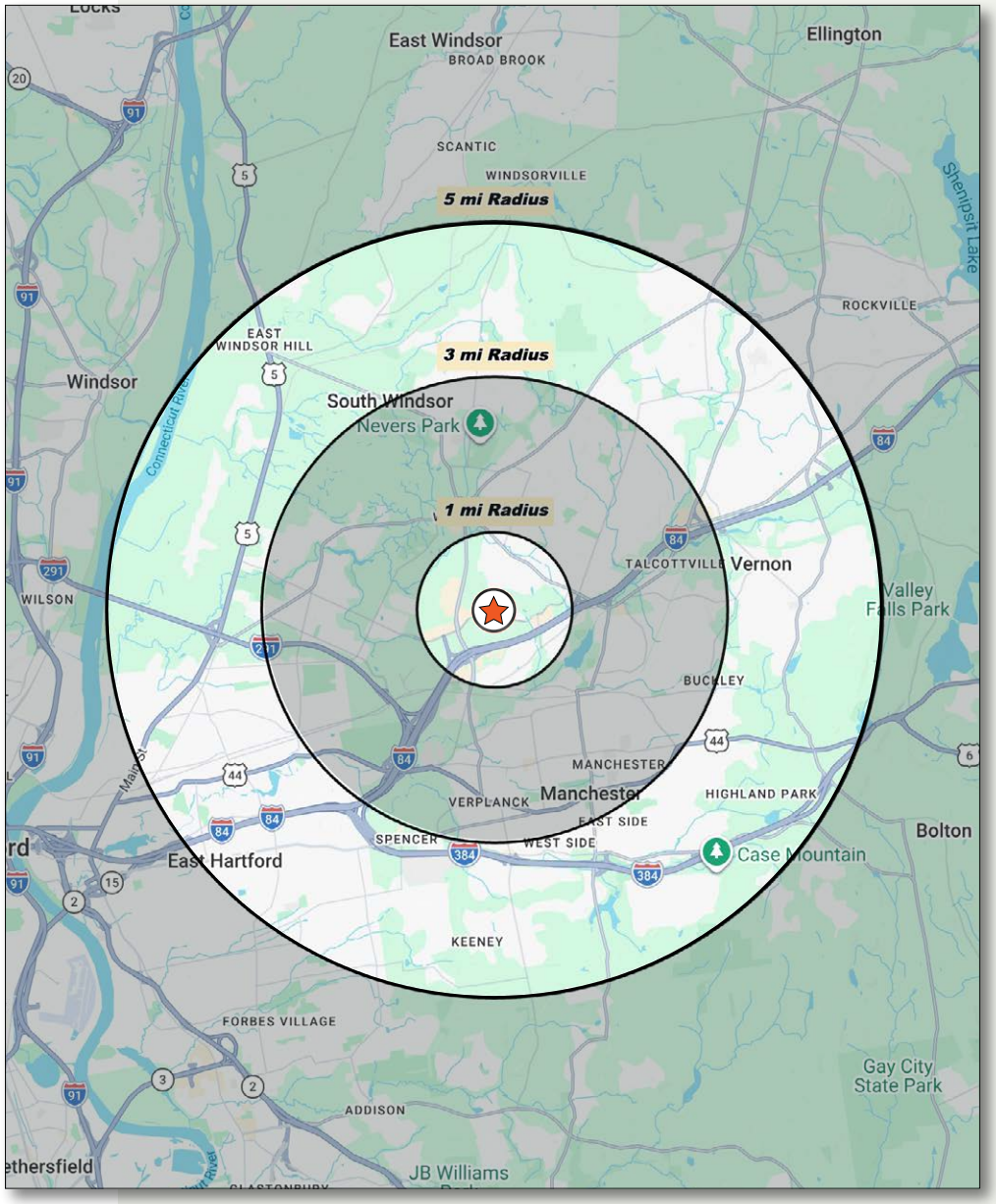
Total Population:	7,796	**Average Household Income:**	$135,380
Households:	3,675	**Median Household Income:**	$105,572
Daytime Population:	6,886		
Median Age:	34.2		

3 Mile Radius:

Total Population:	59,876	**Average Household Income:**	$133,615
Households:	25,414	**Median Household Income:**	$105,778
Daytime Population:	46,785		
Median Age:	38.0		

5 Mile Radius:

Total Population:	131,451	**Average Household Income:**	$130,056
Households:	54,584	**Median Household Income:**	$105,320
Daytime Population:	91,496		
Median Age:	39.5		



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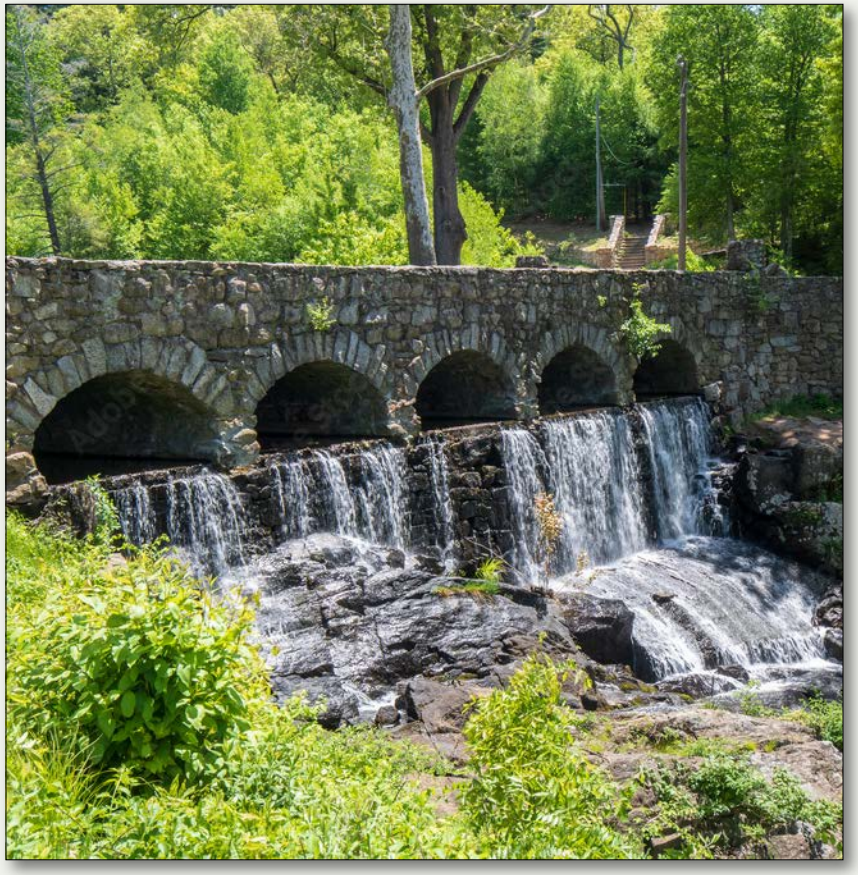
Demographics - 15 Minute Drive Time



TOTAL RETAIL SALES

Includes F&B

$2,062,833,458

EDUCATION

Bachelor's Degree or Higher

37%

OWNER OCCUPIED HOME VALUE

Average

$340,741

TAPESTRY SEGMENTS

Classic Comfort *10,800 households*	Savvy Suburbanites *7,420 households*	Kids and Kin *7,206 households*
Socioeconomic Traits	**Socioeconomic Traits**	**Socioeconomic Traits**
Located in Southern and Midwestern suburbs, these neighborhoods have middle-income, full-time working households. Affordable homes built mid-century dominate. Solo commutes are common, and daytime populations exceed the number of local workers.	Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.	These metro-area neighborhoods house adults under 54, often with older children at home. Residents rent modest homes, work in service sectors, and commute by car or public transit, especially women in the workforce.
Household Types	**Household Types**	**Household Types**
Married Couples	Married couples	Singles living alone; married couples
Typical Housing	**Typical Housing**	**Typical Housing**
Single Family	Single Family	Single Family

ANNUAL HOUSEHOLD SPENDING

$3,949	$2,437	$11,659	$7,295
Eating Out	Apparel & Services	Groceries	Health Care

KEY FACTS

- ✓ Population: 187,422
- ✓ Median Age: 39.5
- ✓ Median Household Income: $84,093
- ✓ Daytime Population: 231,825

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City Overview – Manchester, CT

Regional Retail Destination | Interstate 84 Corridor | Greater Hartford Trade Area

Manchester is located in Hartford County, Connecticut, approximately 10 miles east of downtown Hartford, with 131,451 residents within five miles of the subject property and 187,422 residents within a 15-minute drive. Positioned at the convergence of Interstate 84, Interstate 384, and Interstate 291, Manchester serves as a retail, employment, and residential center for north central Connecticut and the communities east of the Connecticut River.

The town's Buckland Hills district is the retail center of the eastern Greater Hartford region. Anchored by The Shoppes at Buckland Hills, the district includes more than three million square feet of retail space in Manchester alone, along with a cinema, dozens of restaurants, and hundreds of hotel rooms. Additional retail extends north along Buckland Road into South Windsor, including Costco and Whole Foods Market. The mall alone draws approximately 4.3 million annual visits, ranking second of seven Connecticut malls in Placer.ai's regional mall category by visits.

Manchester has one of the most diverse local economies in Connecticut, with core industries in precision and aerospace manufacturing, healthcare, education, information technology, and warehouse and distribution. Key employers include Hartford HealthCare, ACMT Aerospace, Pursuit Aerospace, FLEX Manufacturing, and Allied Printing, while Manchester Memorial Hospital, a 249-bed acute care facility, and CT State Community College Manchester, the largest community college in the state, anchor the town's institutional base.

The subject property occupies a highly visible position on Buckland Hills Drive, directly across from The Shoppes at Buckland Hills and approximately 0.8 miles from Interstate 84. This location benefits from regional interstate access, strong daily traffic volumes, and proximity to established residential neighborhoods and multifamily communities, making it one of the most accessible commercial sites within the corridor.

From an investment perspective, Manchester offers a stable suburban market supported by solid household incomes, strong regional connectivity, a diverse employment base, and continued demand from retail, restaurant, fitness, healthcare, and service users drawn to the Buckland Hills trade area.





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City Overview – Manchester, CT

City Snap Shot

- ✓ **Town:** Manchester
- ✓ **County:** Hartford County
- ✓ **Metro Area:** Hartford-West Hartford-East Hartford MSA
- ✓ **Population (5-Mile):** 131,451
- ✓ **Average Household Income (5-Mile):** $130,056
- ✓ **Primary Commercial Corridor:** Buckland Hills Drive & Buckland Street
- ✓ **Interstate Access:** Interstate 84, Interstate 384 & Interstate 291
- ✓ **Traffic Counts:** Interstate 84 ~109,000 Vehicles Per Day

Regional Drive Times

- ✓ **Hartford, CT:** ~15 Minutes
- ✓ **Bradley International Airport:** ~25 Minutes
- ✓ **Storrs, CT (UConn):** ~30 Minutes
- ✓ **Springfield, MA:** ~35 Minutes
- ✓ **Providence, RI:** ~1 Hour 15 Minutes
- ✓ **Boston, MA:** ~1 Hour 45 Minutes

Economic Drivers

- ✓ **Major Industries:** Retail, Healthcare, Precision & Aerospace Manufacturing, Education & Distribution
- ✓ **Key Employers:** Hartford HealthCare, ACMT Aerospace, Pursuit Aerospace, FLEX Manufacturing & Allied Printing
- ✓ **Anchor Institutions:** Manchester Memorial Hospital & CT State Community College Manchester
- ✓ **Trade Area Characteristics:** Regional Retail Draw, Established Residential Base & Strong Consumer Spending
- ✓ **Market Position:** Leading Retail & Employment Center East of Hartford





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The Offering Memorandum and its contents are confidential;

You will hold it and treat it in the strictest of confidence; and

You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Charter Realty expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Charter Realty or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.