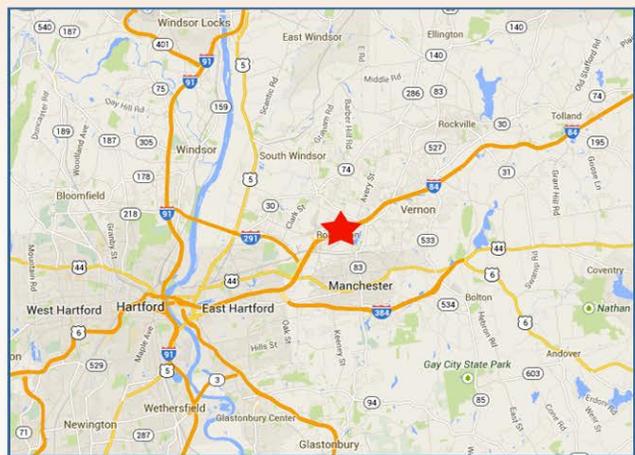
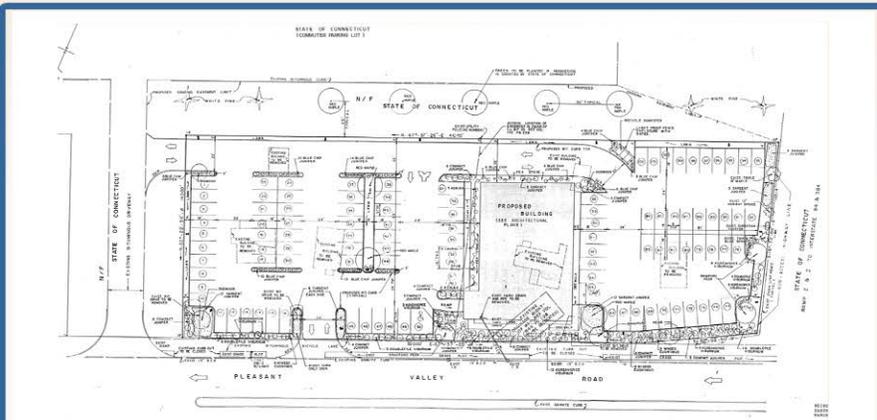




FOR LEASE - 6,776 sf FREE-STANDING RESTAURANT/RETAIL

1487 Pleasant Valley Rd. Manchester, CT

FAIRFIELD RETAIL
PARTNERS



- * 6,776 SF - originally built as restaurant
- * 1.31 ac. Zoned GB
- * 102 parking spaces. Adjacent to commuter lot
- * Available Late 2026
- * Daily traffic- 25,000
- * Adjacent to I-84 on/off ramp
- * Regional Retail Hub

For more information: **Mike Shanahan 203.470.4667** mshanahan@fairfieldretail.com

DEMOS:

| 2025 | 1 Mile | 3 Mile | 5 Mile | 10 Mile |
|---------------------|---------|--------|---------|---------|
| Population | 6,276 | 61,344 | 133,243 | 479,634 |
| Median HH Inc. (\$) | 112,107 | 95,322 | 100,175 | 93,033 |
| Daytime Population | 4,350 | 34,073 | 57,810 | 273,055 |

4 Research Dr. #402, Shelton, CT 06484 203.470.4667 www.fairfieldretail.com

Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms, and information subject to change.

