

Ruby Road, Willington - Off I-84

FOR LEASE



Population

3 Mile	5 Mile	10 Mile
5,446	17,732	92,052

- Proposed Drive-Thru Pad on ~1 Acre of Useable Land
- Ground Lease or Build-to-Suit
- 54,200 ADT off I-84
- Abutting TA Truck Stop, Dunkin' & Burger King
- Newly built Love's Truck Stop on other side of I-84
- Across from FedEx Ground Facility
- Parking for 297 Semi-Trucks per Day Nearby
- Located in between NY & Boston for affluent EV drivers to charge on-site

CONTACT FOR DETAILS:

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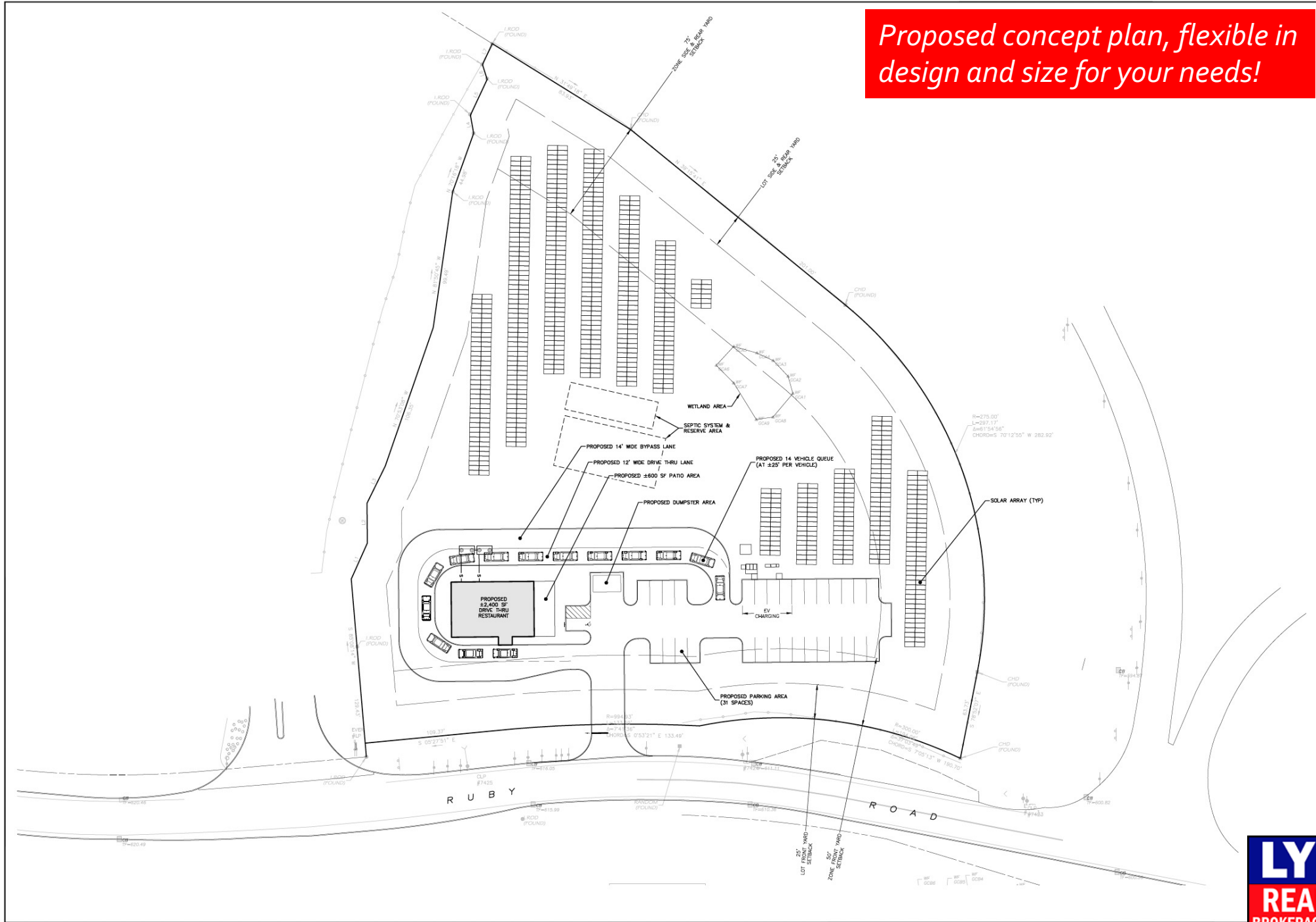
LYMAN
REAL ESTATE
BROKERAGE & DEVELOPMENT

Proposed 2,400 SF Drive-Thru Pad

SITE PLAN

CONTACT
FOR FULL
SIZE PDF

Proposed concept plan, flexible in design and size for your needs!



No.	Revised / Version	Project	By	Date

AERIALS



SITE



TA Truck Stop



Love's Truck Stop



SITE w/ TA Truck Stop

RETAILER MAP





TA & Love's Truck Stop



- 240 tractor trailer parking spots at TA
- 57 tractor trailer parking spots at Love's which just opened 6 months ago
- TA is the largest truck stop company in the country, Love's first truck stop in Connecticut
- TA at full capacity resulting in Love Truck Stop to be constructed next door on the other side of I-84, both at full capacity each day of the year
- Both have various fast food users to serve I-84 commuters:
 - Dunkin' Donuts
 - Subway
 - Burger King
 - Godfather's Pizza

Solar & L3 Fast EV Chargers on Site

719 KW of Solar Panels

Nearest Level 3 Fast EV charger 25 miles in both directions

Renewable energy location for your customers to access & appreciate

Right off I-84 with ADT of 54,200


Located in between Boston & New York for affluent EV drivers to charge on-site




CONTACT US!



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Ruby Road, Willington, CT