



Property Overview

Introducing our Enfield, CT dispensary location! Situated on a hard corner, this location has over 52,000 cars pass by daily making it a very high-traffic location! An additional 130,000+ cars pass by on the freeway, which is less than 500 feet away! The extremely high traffic count is sure to make this an absolute stand-out location for sales volume! This location has great road front visibility and is situated next to an enormous shopping complex that has many big-box retailers and QSR such as Taco Bell, McDonalds, Starbucks, Dunkin Donuts, Chick-fil-A, Olive Garden, Chase Bank, Barnes & Noble, CVS, Verizon, T.J. Maxx, DSW, Michaels, Petco, ALDI, & many national hotel chains, just to name a few.

This property comes licensed at closing, with one of six nonsocial equity licenses awarded by the State. This license is transferable and can be operated in any municipality within the State that allows for cannabis facilities. With only 12 Adult-Use licenses available for the entire State, this license presents a very unique opportunity. Highly populated neighboring cities include Windsor Locks, CT, East Windsor, CT, and Springfield, MA.

Highlights

- ✔ **One of only 12 adult-use licenses available in the state!**
- ✔ **500 Ft from freeway entrance/exits, an additional 130,000 Cars Per Day!**
- ✔ **Quick Closing!**

SALE PRICE \$7,300,000	BUILDING SIZE 3,520 sqft
PARKING SPOTS 40+	LOT SIZE 0.96 Acres
10-MILE POP. 341,132	Freeway / Frontage Traffic 180,000+

For More Information, Please Contact:



Devon Binns

President of Real Estate

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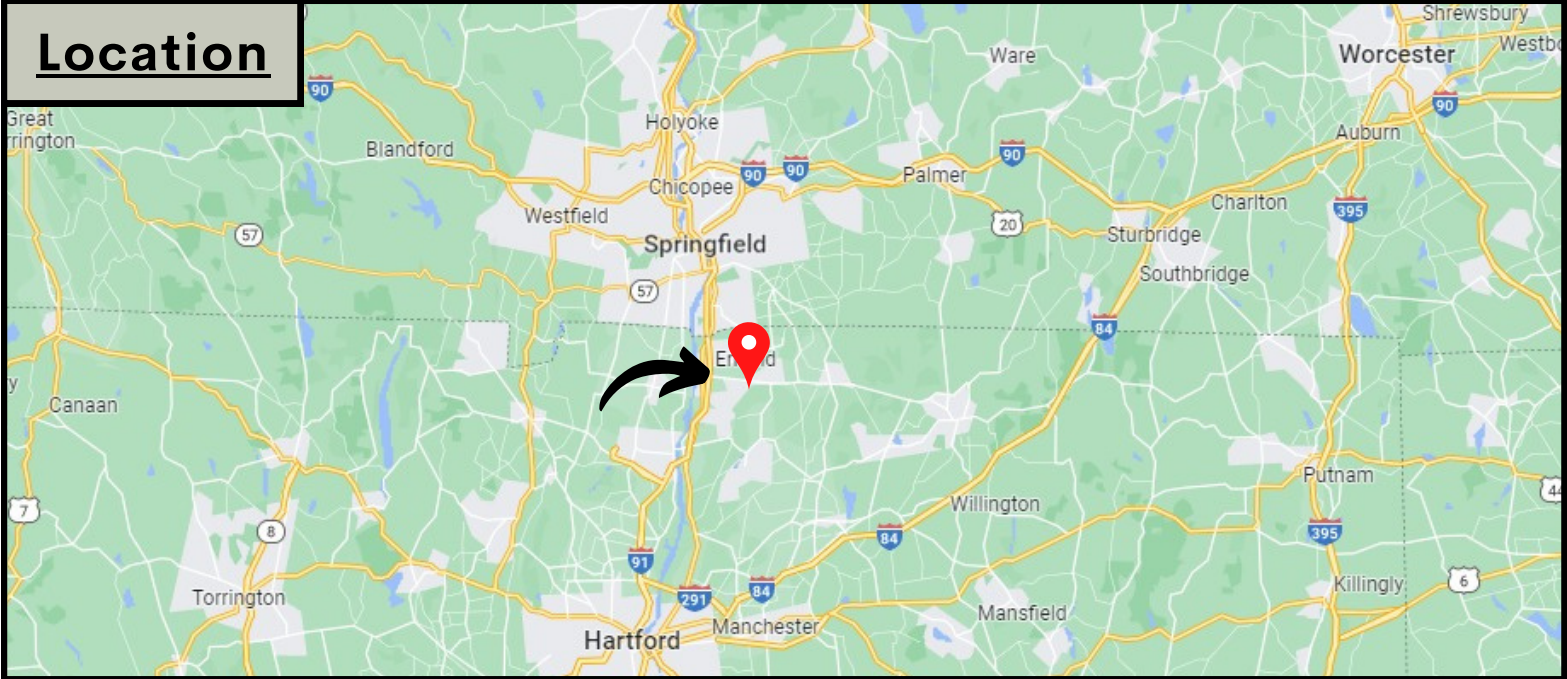
15 W 18th St 8th Floor, New York, NY 10011

(347) 280-3855 | info@cannabeta.com

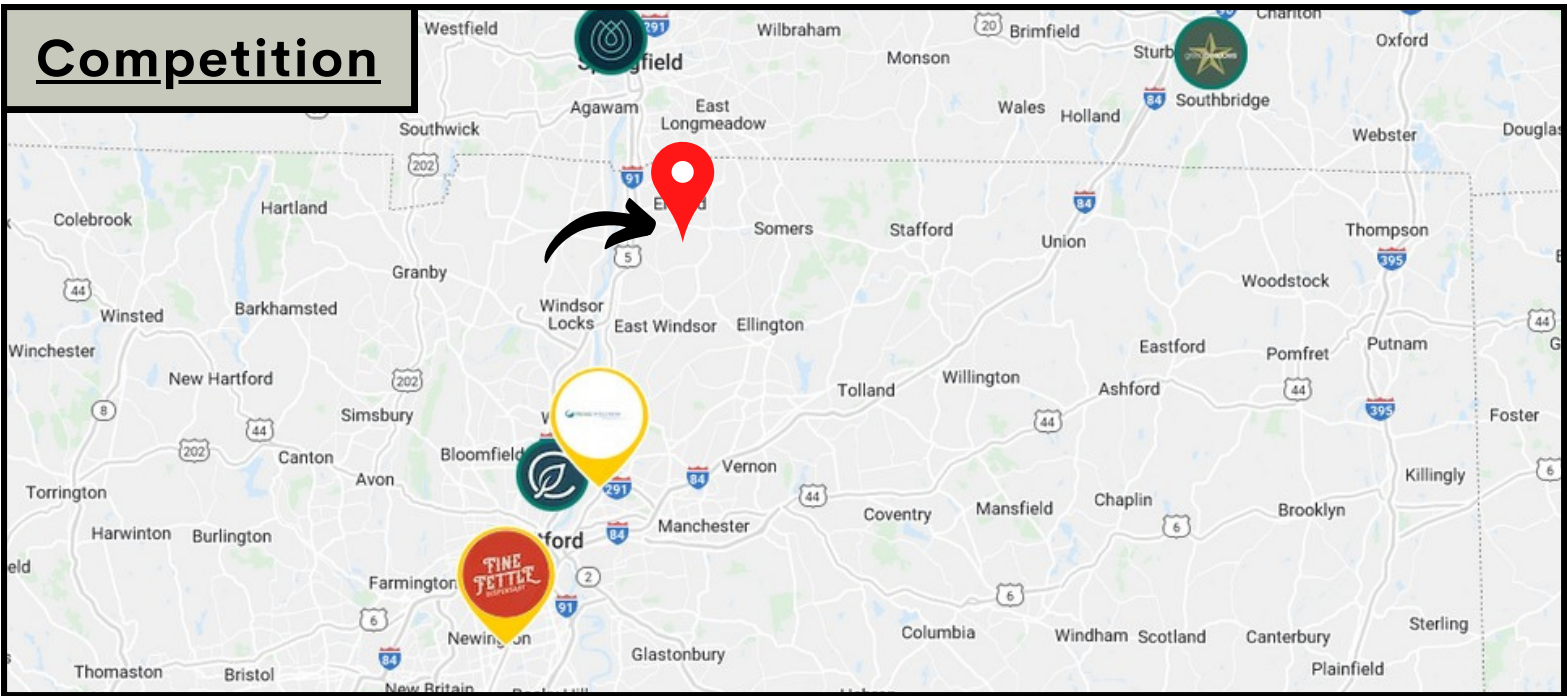
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Location



Competition



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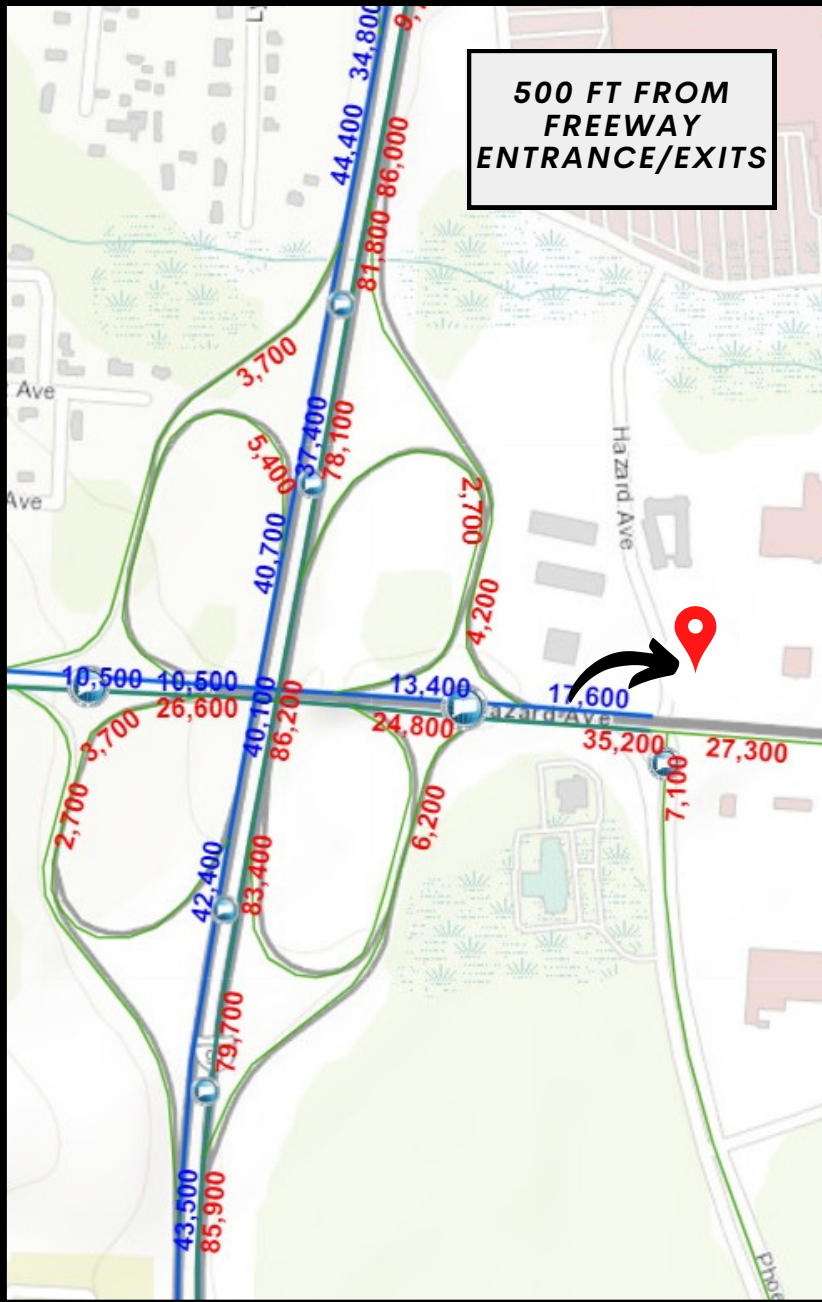
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Daily Traffic Count



Retailer Locations



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cannabeta realty



For Sale
Adult Use Provisioning
Retail Center
9 Hazard Ave, Enfield, CT 06082



Signage Opportunities



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