

OFFERED FOR SALE:
10.12 ACRE DEVELOPMENT SITE

190 BUCKLAND HILLS DR,
MANCHESTER, CT

THE SHOPPES AT
Buckland Hills

JCPenney ★ macy's
DICK'S SPORTING GOODS BARNES & NOBLE

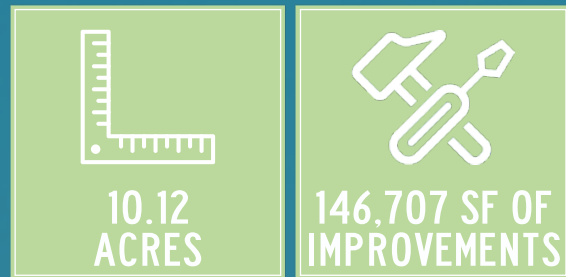


AT BUCKLAND HILLS
MANCHESTER, CT
A TRANSFORMCO PROPERTY



BUCKLAND HILLS DRIVE - 11,588 VPD





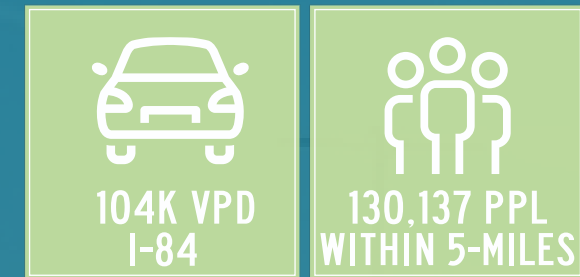
A GENERATIONAL REDEVELOPMENT OPPORTUNITY

A 10.12-acre site with 146,707 SF of existing improvements, prominently located at The Shoppes at Buckland Hills in Manchester, Connecticut. Presently unencumbered by any tenant leases, the site affords an incoming investor immediate redevelopment potential across two full levels of anchor space.



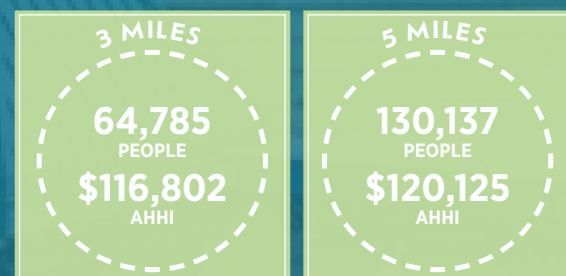
THE SHOPPES AT BUCKLAND HILLS – A SUPER REGIONAL MALL

The offering is connected to a two-level enclosed super-regional mall featuring over 145 retailers, drawing from the greater Hartford region including South Windsor, East Hartford, Vernon, and Glastonbury. The mall's proximity to both I-84 and I-291 makes it accessible to residents throughout the greater Hartford area, cementing its status as Connecticut's dominant retail hub.



BUCKLAND HILLS DRIVE – CONNECTICUT'S DOMINANT RETAIL CORRIDOR

Strategically situated with direct access to I-84 (104,000 VPD), the dominant interior highway of Connecticut, the asset draws from a dense and affluent trade area. The surrounding 5-mile radius encompasses over 130,137 people with average household incomes exceeding \$120,000. The Buckland Hills Drive corridor features a synergistic density of national retailers including Target, Walmart Supercenter, Costco, Best Buy, The Home Depot, Dick's Sporting Goods, and TJ Maxx, among others.



UNMATCHED LOCAL DEMOGRAPHICS

Situated 8 miles east of Downtown Hartford in one of the wealthiest states in the nation, the subject property benefits from an exceptionally affluent and densely populated trade area. Average household incomes within both the 3-mile and 5-mile radius exceed \$116,000 and \$120,000 respectively, reflecting the high-earning professional workforce that characterizes Hartford County and the broader Greater Hartford region.



OFFERED FOR SALE, FREE-AND-CLEAR OF EXISTING DEBT

The site is being offered for sale without a formal asking price and unencumbered by existing debt through a formal marketing process. This structure provides investors with maximum flexibility to capitalize the transaction at current market rates.




AT BUCKLAND HILLS
MANCHESTER, CT
A TRANSFORMCO PROPERTY

Advance
Auto Parts
BEST BUY
DSW
SHOES & ACCESSORIES
FRONTIER GRILL
MEXICAN RESTAURANT

Walmart
Supercenter

savers
SHOP, REUSE, REIMAGINE.
U.S. Furniture
Furniture | Mattresses

THE SHoppes AT
Buckland Hills
JCPenney ★ macy's
DICK'S SPORTING GOODS
BARNES & NOBLE


AT BUCKLAND HILLS
MANCHESTER, CT
A TRANSFORMCO PROPERTY

OUTLET CITY
FURNITURE

FRANK PEPE
PIZZERIA NAPOLETANA

FAIRFIELD
INN & SUITES
Marriott


TARGET

CAPITOL
RELOCATION & LOGISTICS

DAVE & BUSTERS

Market
GRILLE

THE HOME
DEPOT

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to market for sale At Buckland Hills, a former Sears anchor to The Shoppes at Buckland Hills in Manchester, Connecticut. Situated in the densely populated suburb just 8 miles northeast of Downtown Hartford, the asset offers a tremendous redevelopment opportunity to reimagine one of the most significant parcels along Connecticut's dominant retail corridor. The subject property is part of a super-regional mall that draws from an urban-edge submarket with a local population of over 130,137 people within a 5-mile radius earning average household incomes exceeding \$120,000 per year.

Totaling 146,707 square feet across two levels, 77,740 SF on the lower level and 68,967 SF on the upper level, At Buckland Hills is presently unencumbered by any tenant leases, affording immediate redevelopment potential. This 10.12-acre site features direct access from I-84, which serves as the dominant interior highway of Connecticut and sees 104,000 vehicles per day. The property is being offered for sale without a formal asking price, free-and-clear of existing debt.

 ADDRESS 190 Buckland Hills Dr, Manchester, CT	 OFFERING GLA 146,707 SF	 SITE AREA 10.12 Acres
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SITE PLAN


AT BUCKLAND HILLS
MANCHESTER, CT
A TRANSFORMCO PROPERTY



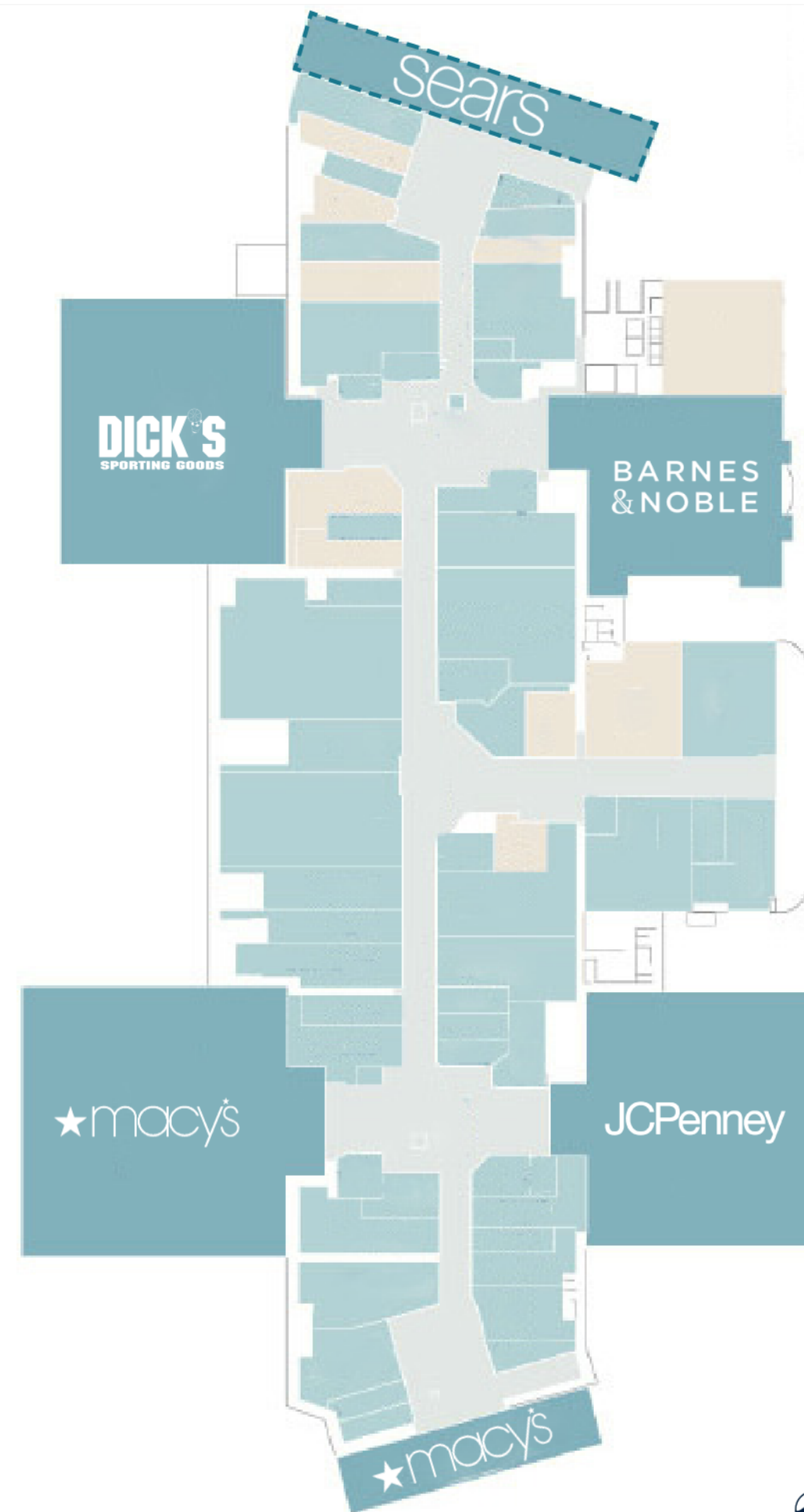


THE SHOPPES AT BUCKLAND HILLS - A SUPER REGIONAL MALL

The Shoppes at Buckland Hills, formerly known as Buckland Hills Mall, is a two-level interior shopping mall located off I-84 in Manchester, CT. As a central retail hub, it serves not only Manchester but also the surrounding towns of South Windsor, East Hartford, Vernon, and Glastonbury. Its proximity to major highways, including I-84 and I-291, makes it easily accessible to residents throughout the greater Hartford area.

The mall features over 145 retailers and offers a convenient shopping destination for families and visitors from nearby towns. In addition to shopping, The Shoppes at Buckland Hills hosts events and entertainment, further cementing its role as a key social and economic center in the region. The development surrounding the mall includes additional retail centers, restaurants, and hotels, making the area a major commercial corridor for all of central Connecticut.

- **CONNECTICUT'S DOMINANT ENCLOSED SUPER-REGIONAL MALL, SERVING AS THE PRIMARY RETAIL HUB FOR THE GREATER HARTFORD REGION**
- **FEATURES OVER 145 RETAILERS WITH STRONG NATIONAL ANCHORS AND A DEEP MIX OF SPECIALTY STORES, DINING, AND ENTERTAINMENT**
- **TWO-LEVEL ENCLOSED FORMAT WITH DIRECT INTERCHANGE ACCESS FROM I-84 (104,000 VPD) AND I-291**
- **THE DEVELOPMENT SURROUNDING THE MALL INCLUDES ADDITIONAL RETAIL CENTERS, RESTAURANTS, AND HOTELS, CREATING A MAJOR COMMERCIAL CORRIDOR**
- **THE SUBJECT PROPERTY IS SEAMLESSLY ATTACHED TO THE MALL'S EXISTING INFRASTRUCTURE, POSITIONED TO CAPTURE ROBUST CROSSOVER FOOT TRAFFIC**





IMMEDIATE TRADE AREA



savers
SHOP. REUSE. REIMAGINE.
U.S. Furniture
Furniture | Mattresses



THE SHOPS AT
Buckland Hills
JCPenney ★ macy's
DICK'S BARNES & NOBLE
SPORTING GOODS



FAIRFIELD
INN & SUITES®
Marriott

104,000 VPD



CAPITOL
RELOCATION & LOGISTICS

TINT WORLD
A PERSONALIZED COLOR EXPERIENCE

TOWN FAIR TIRE

THE EDGE FITNESS CLUBS

LONGHORN
STEAKHOUSE

Red Robin
GOURMET BURGERS AND BEERS

DAVE & BUSTERS

THE HOME DEPOT

Mel's
GRILLE

OUTLET CITY
FURNITURE

FRANK PEPE
PIZZERIA NAPOLETANA

BUCKLAND HILLS DRIVE - 11,588 VPD

THE VITAMIN SHOPPE

MEN'S WEARHOUSE

TARGET

EVERY SEASON STARTS AT
DICK'S at home
SPORTING GOODS The Home Decor Superstore
BOOT BARN **SUBWAY**
The UPS Store **UPS** **H&R BLOCK**

ASSET PHOTOS





AT BUCKLAND HILLS
MANCHESTER, CT
A TRANSFORMCO PROPERTY



AT BUCKLAND HILLS
MANCHESTER, CT
A TRANSFORMCO PROPERTY



MANCHESTER, CONNECTICUT

Manchester is located in Hartford County, Connecticut, approximately eight miles east of Hartford, Connecticut's capital city. Bordered by South Windsor to the north, Bolton to the east, Andover to the south, and East Hartford to the west, Manchester is a thriving town that offers a diverse mix of businesses, community organizations, and residential neighborhoods. The community is positioned at the crossroads of the I-84 and I-384 corridor, two of the most traveled roadways in the Greater Hartford region, making Manchester one of the most prolific retail markets in the state.

Manchester is a densely populated residential community with a population of approximately 64,785 people within a 3-mile radius and over 130,000 people within a 5-mile radius, with average household incomes exceeding \$116,000 and \$120,000 respectively. These demographics reflect a highly educated, professional workforce driven in part by the presence of major employers in insurance, healthcare, education, and financial services that define Connecticut's economy.

The Greater Hartford Metropolitan Statistical Area is the economic engine of Connecticut and is home to the headquarters of numerous Fortune 500 and Fortune 1000 companies, including major insurers, financial services firms, and healthcare systems. Hartford anchors a regional economy with deep roots in professional services, healthcare, and higher education, consistently ranking among the wealthiest metropolitan areas in the United States on a per-capita basis.



8
MILES TO
HARTFORD
CBD

3 MILES

64,785
PEOPLE
\$116,802
AHHI

5 MILES

130,137
PEOPLE
\$120,125
AHHI



104K VPD
I-84



11,588 VPD
BUCKLAND HILLS DR.

TRI-CITY PLAZA SHOPPING CENTER

ShopRite TJ-MAXX HomeGoods
five BEL'W Staples HARBOR FREIGHT

SHOPS AT EVERGREEN WALK

BANANA REPUBLIC Apple Store
WILLIAMS-SONOMA TALBOTS
WHITE HOUSE BLACK MARKET GAP J.CREW
ANTHROPOLOGIE POTTERY BARN

**THE SHOPPES AT
Buckland Hills**

JCPenney macy's
DICK'S SPORTING GOODS BARNES & NOBLE

Costco WHOLESALE

WHOLE FOODS MARKET
ALDI
LOWE'S
LLBean
DAVE & BUSTERS
THE HOME DEPOT

THE PLAZA AT BUCKLAND HILLS

TRADER JOE'S crumbl cookies PETSMART
ULTA Marshalls Chick-fil-A
Michaels five BEL'W Total Wine & MORE

CINEMARK

EVERY SEASON STARTS AT
DICK'S SPORTING GOODS at home
BOOT BARN SUBWAY
The UPS Store H&R BLOCK

Advance Auto Parts DSW
BEST BUY FRONTERA GRILL
BOB'S DISCOUNT FURNITURE
Ashley HOMESTORE urbanAir
PC RICHARD & SON

KOHL'S

garden of eatin'
Big Y



**AT BUCKLAND HILLS
MANCHESTER, CT**
A TRANSFORMCO PROPERTY

BUCKLAND HILLS DRIVE CORRIDOR – A SUPER- REGIONAL RETAIL HUB

Manchester's direct access to I-84 and I-291 has made the Buckland Hills Drive corridor the primary destination for national retailers doing business in the Greater Hartford region. The corridor serves as the market's premier retail artery, hosting a dense and prolific concentration of national powerhouses including Target, Walmart Supercenter, Costco, Best Buy, The Home Depot, TJ Maxx, Marshalls, Dick's Sporting Goods, and many others. The Shoppes at Buckland Hills, with over 145 retailers across two levels, serves as the centerpiece of this dominant commercial node.

The subject property is positioned adjacent to the Shoppes at Evergreen Walk, a thriving open-air lifestyle center that anchors the eastern end of the corridor, adding further gravitational pull and reinforcing Manchester's status as the dominant regional shopping destination in Connecticut. This corridor carries over 104,000 VPD on I-84 and 11,588 VPD on Buckland Hills Drive itself, representing some of the highest traffic volumes in Hartford County. The constant flow of commuters, residents, and shoppers ensures a level of retail visibility and consumer density that is unmatched in the state.

The combination of I-84 and I-291 access, dense and affluent demographics, and the established critical mass of national retailers makes the Buckland Hills corridor one of the most attractive retail investment environments in the Northeast.

PROPERTY DESCRIPTION

SITE DESCRIPTION

Property Address	190 Buckland Hills Drive, Manchester, CT 06042
Land Size	10.12 Acres
Lower Level GLA	77,740 SF
Upper Level GLA	68,967 SF
Total Building GLA	146,707 SF
Levels	2
Current Use	Vacant (Former Sears Department Store)
Zoning	Comprehensive Urban Development (CUD)
Loading	Recessed loading dock – 3 positions – plus trash compactor
Parking	821 surface spaces + 12 handicap (shared mall parking field)
Year Constructed	Circa 1990
REA Expiration	12/31/2040

HISTORICAL EXPENSES

EXPENSES	FY 2024	FY 2025
Tax Expense	\$197,492	\$203,313
Insurance Expense	\$66,183	\$68,626
CAM Expense	\$46,603	\$35,622
Utility Expense	\$106,580	\$128,961
Total Expenses	\$416,859	\$436,522

ZONING SUMMARY – COMPREHENSIVE URBAN DEVELOPMENT (CUD)

A Comprehensive Urban Development zone allows planned development of various types of commercial, industrial and residential land uses as well as certain accessory uses and Special Exception uses. The intent of the “CUD” regulations is to permit greater flexibility and more economical and efficient use of the land while allowing a harmonious variety of land uses, a higher level of urban amenities, and preservation of natural scenic qualities of open spaces.

BY RIGHT USES

Assisted Living Facility

Bank

Broadcasting or Recording Studio

Congregate Housing

Continuing Care Retirement Community

Convalescent Home

Convenience Store

Cultural Institution

Data Processing

Gas Station

General Office

Hospital

Hotel

Independent Living Facility

Indoor Entertainment Facility

Indoor Recreation Facility

Medical Clinic

Medical Office

Municipal Building or Facility

Outdoor Recreation Facility

Personal Service Establishment

Research & Development

Residential, Senior Multi-Family

Restaurant

Retail Food Establishment

Retail Store

Shopping Center

Shopping Mall

Telecommunications Facility

Theater

Wireless Telecommunications Facility

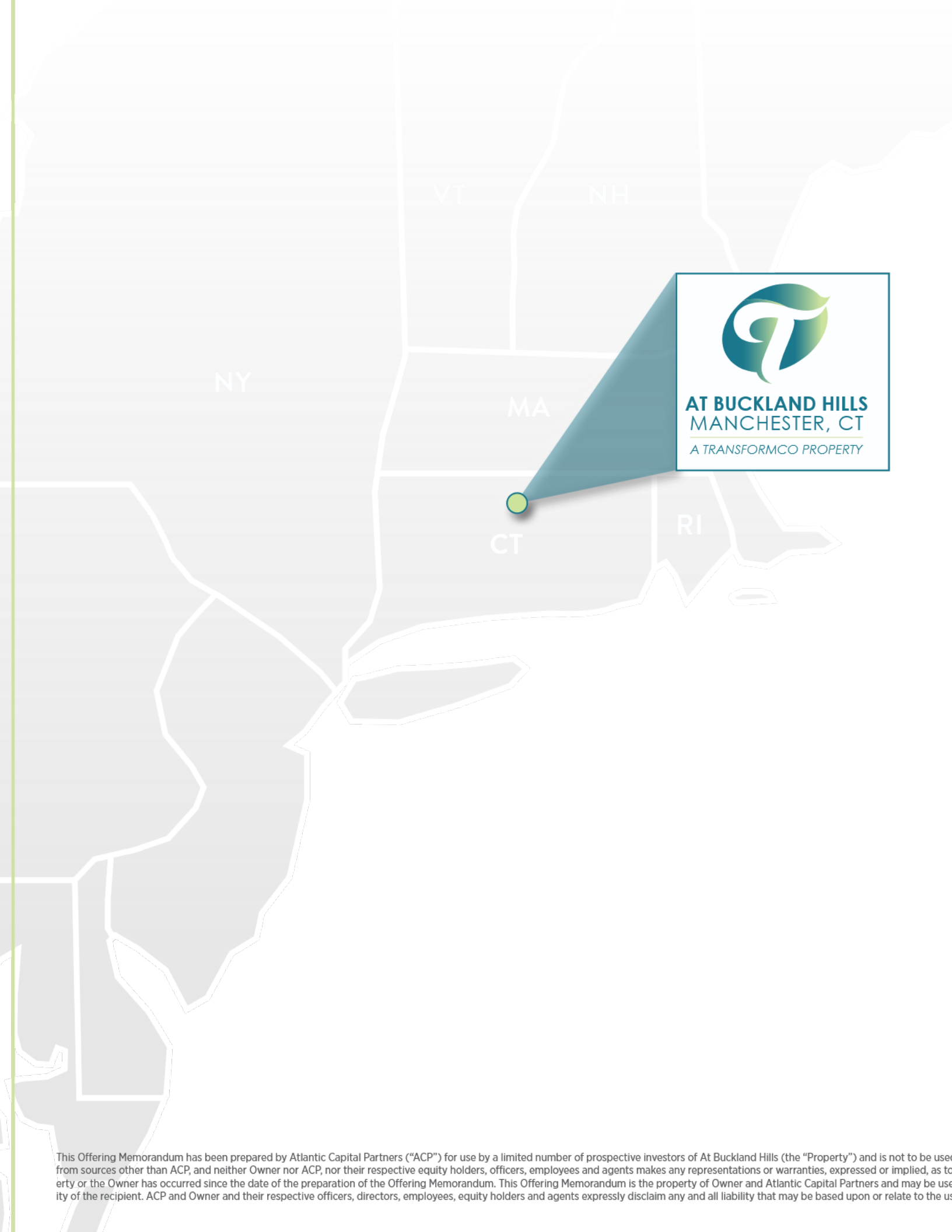
RESTRICTIONS SUMMARY

USE RESTRICTION

- Property must be operated primarily for retail sales, commercial, restaurant, or business purposes typically found in a first-class regional shopping center. Residential use is strictly prohibited across all parcels.
- Strictly prohibits non-retail or disruptive uses including bowling alleys, skating rinks, theaters, adult bookstores, massage parlors, mortuaries, manufacturing, vehicle repair, and warehouses (except for retail storage).
- Prohibits any use creating a nuisance, including obnoxious odors, excessive noise, dust, toxic/caustic materials, explosives, agriculture, or mining.
- Anchor tracts must operate as retail department stores under recognized trade names. Sears must maintain minimum floor area (conditioned on other anchors operating).
- Outparcel specific: Restricted to retail/restaurant. A BJ's Restaurant & Brewhouse (with alcohol sales) and outdoor patio is explicitly permitted. Must contain its own parking; no cross-parking rights exist.

BUILDING RESTRICTIONS

- Construction and expansion are strictly limited to the boundaries of the designated "Building Areas" on the Site Plan/Exhibit B. No structures may be erected within designated setback lines.
- Buildings cannot exceed specific height limits or story counts shown on Exhibit B to protect enclosed mall sightlines. Outparcel is strictly capped at one story and a 32'0" maximum height.
- Outparcel specific size limit: Construction is limited to one commercial building not exceeding an aggregate gross square footage of 10,000 sq ft (excluding outdoor patios).
- Peripheral parcels must not locate any building closer than 10 feet to an adjoining property line, or 20 feet to an adjoining public/private road or Ring Road.
- Parking Ratios: Center generally requires 5.0 spaces per 1,000 sq ft (drops to 4.5 if total floor area exceeds 1M sq ft). Outparcel requires 4.5 spaces per 1,000 sq ft.
- Outparcel Construction Blackout: No exterior construction work is permitted between November 1st and January 15th of the following year.
- Construction Operations: Must not obstruct the Ring Road, common access, customer parking, or delivery trucks. Outparcel staging and contractor parking must be wholly contained on the Outparcel.
- Design & Utilities: Redevelopment must be architecturally compatible with the existing center. Above-ground sanitary, storm, or utility lines are strictly prohibited unless enclosed in approved structures.
- Sears Parcel Protections: No building in Sears' sightline from main roads without consent. Sears pad requires 3,500 psf bearing capacity. Mall roof cannot drain onto Sears roof.



Exclusively Offered By



The Prudential Center
55 Huntington Ave
Boston, MA 02199

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