



Property Overview

Introducing our East Hartford, CT dispensary location! Situated on a hard corner, very close to freeway entrances and exits, this location has freeway traffic in very close proximity upwards of 130,000 cars daily. This is a very high- traffic location! This location has great road front visibility and is situated next to many big-box retailers & hotels such as Harley-Davidson, Kia, Chrysler, Ford, Chevrolet, Lexus, Porsche, Audi, Enterprise, Holiday Inn, & Hampton Inn, just to name a few.

This property comes licensed at closing, with one of six non-social 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 Hartford, Manchester, & Windsor Locks.

Highlights

- 🍃 **One of only 12 adult-use licenses available in the state!**
- 🍃 **Very close freeway proximity! Over 130,000 cars per day!**
- 🍃 **Quick Closing!**

| | |
|----------------------------------|---|
| SALE PRICE \$7,000,000 | BUILDING SIZE 12,000 sqft |
| PARKING SPOTS 22 | LOT SIZE 0.61 Acres |
| 10-MILE POP. 562,000 | Freeway / Frontage Traffic 130,000+ |

For More Information, Please Contact:



Devon Binns

President of Real Estate

(516)-236-0269

devon@cannabeta.com

www.cannabeta.com

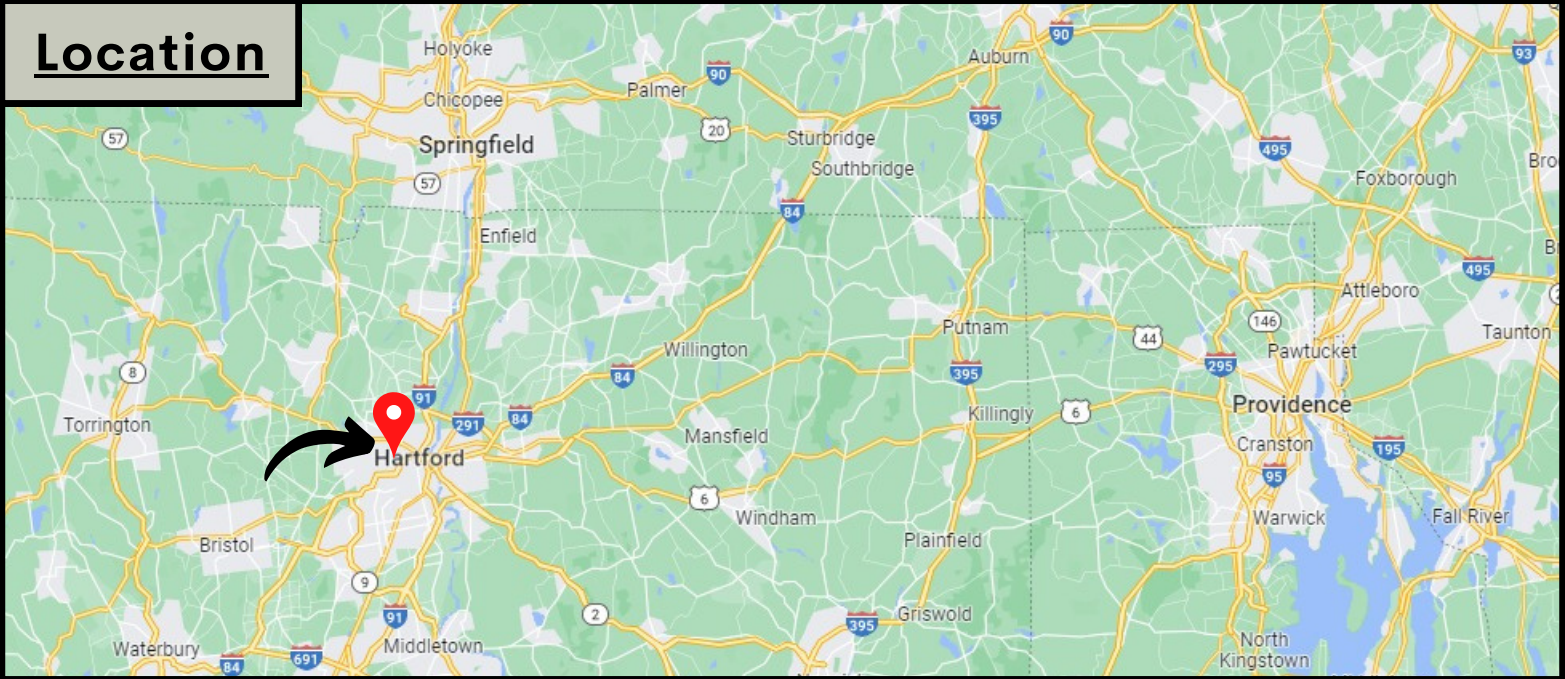
15 W 18th St 8th Floor, New York, NY 10011

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

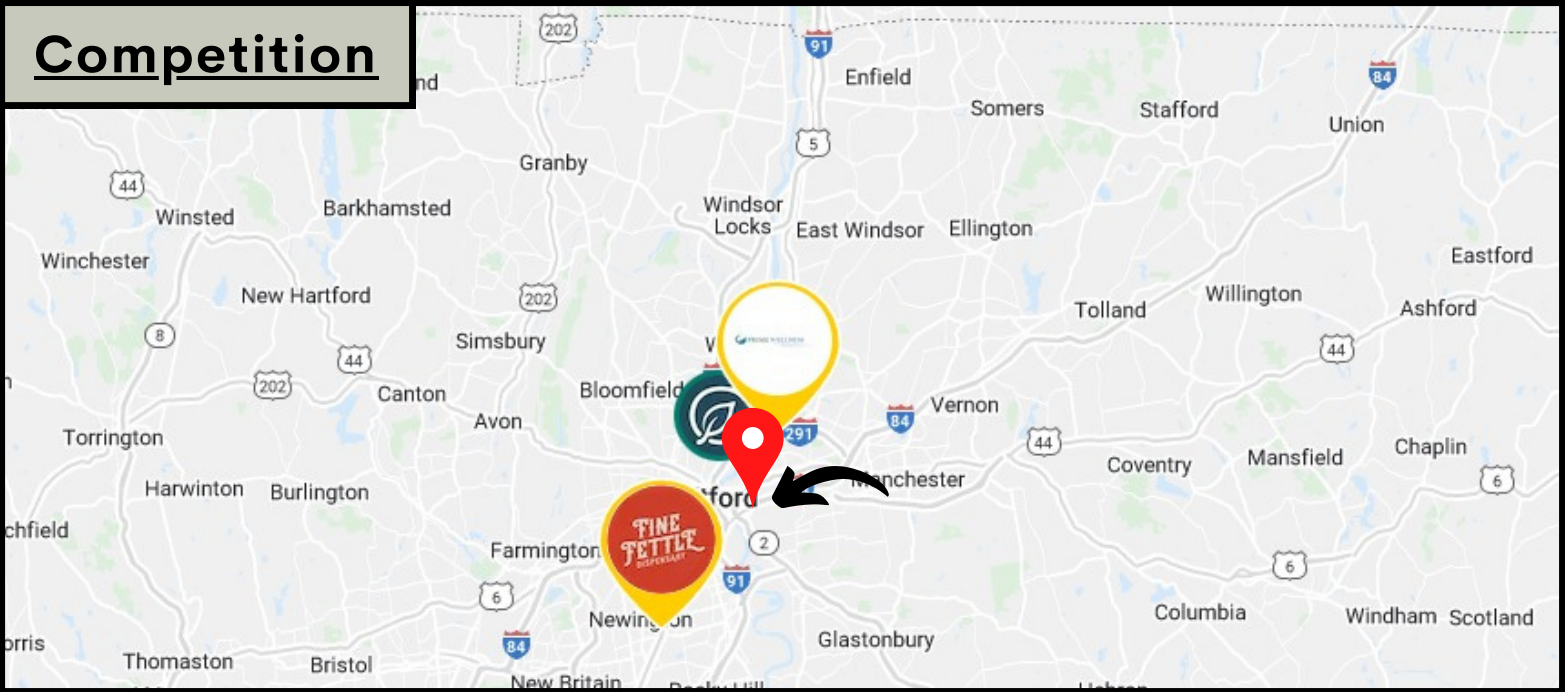
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Location



Competition



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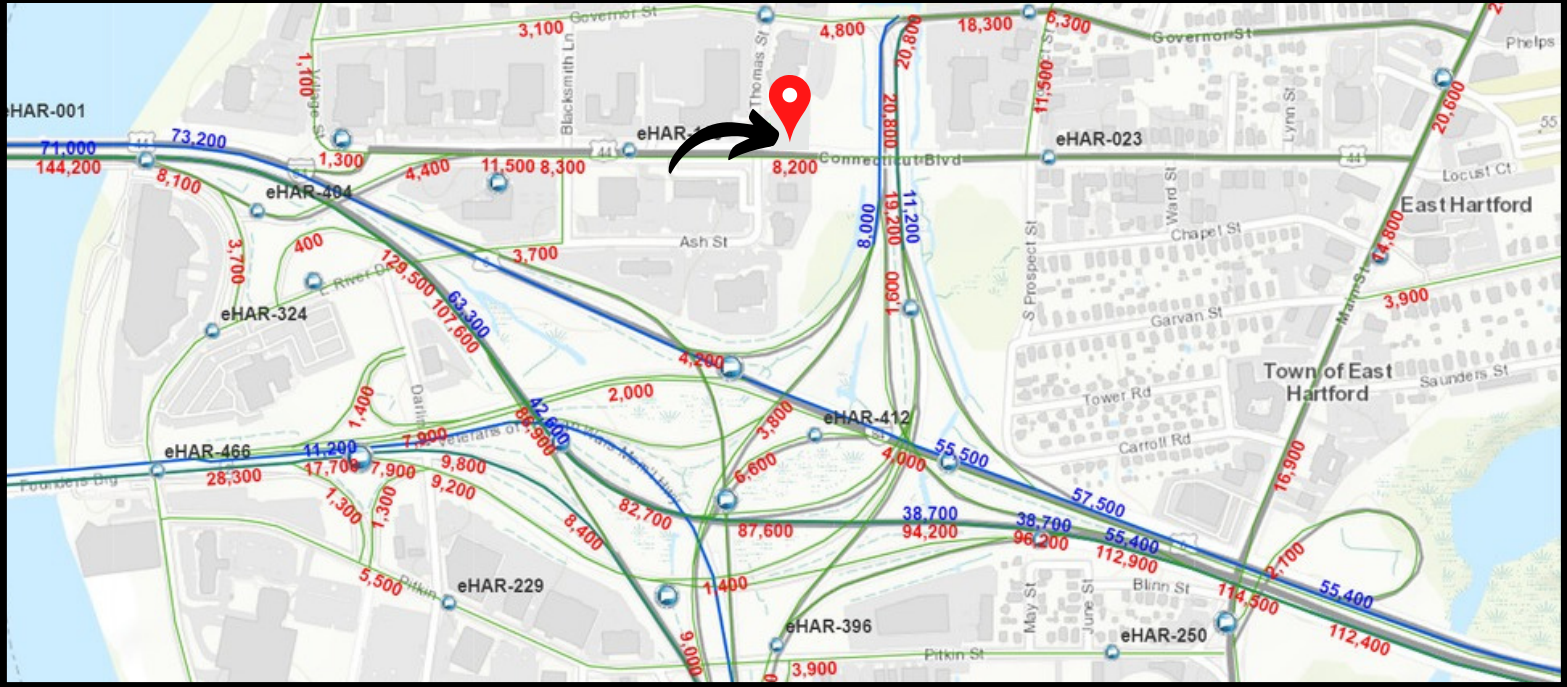
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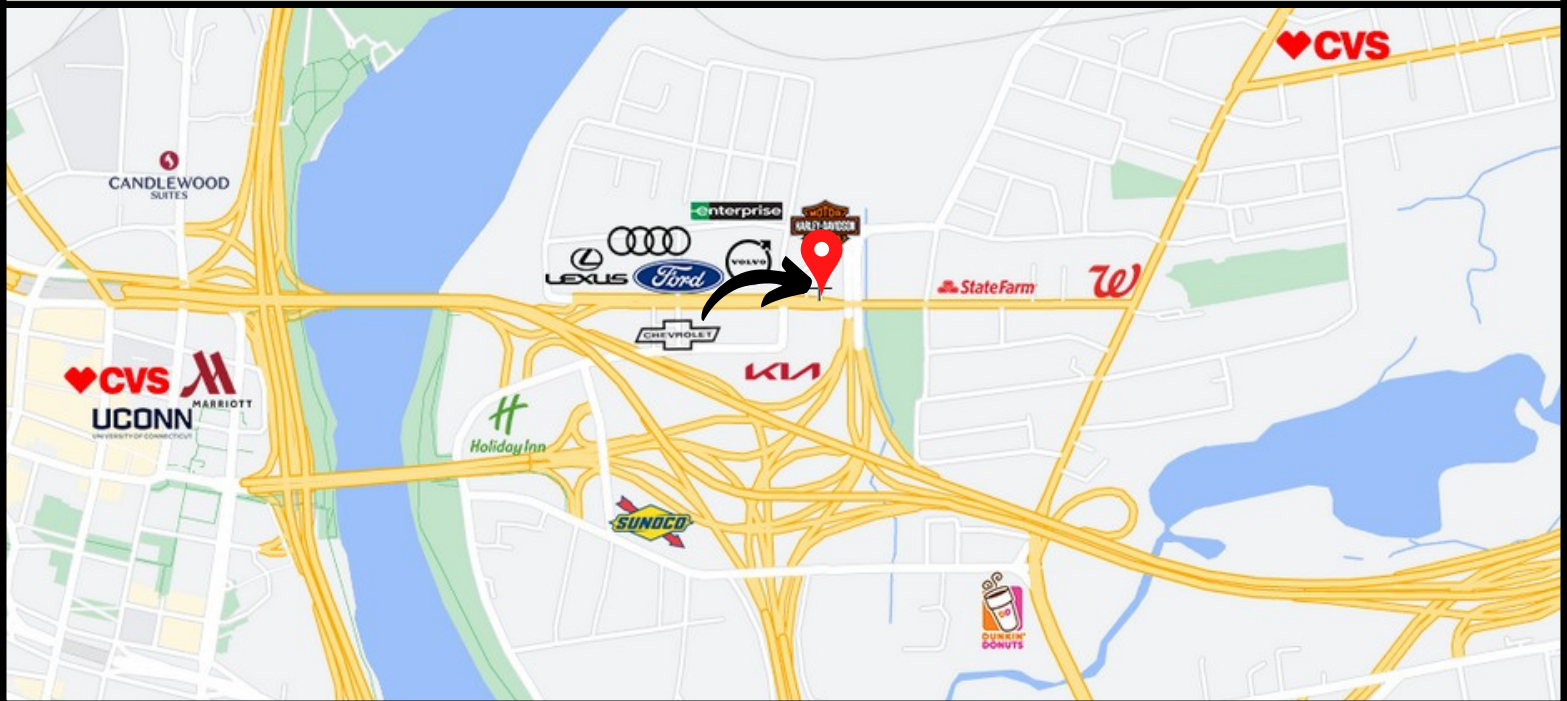
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Daily Traffic Count



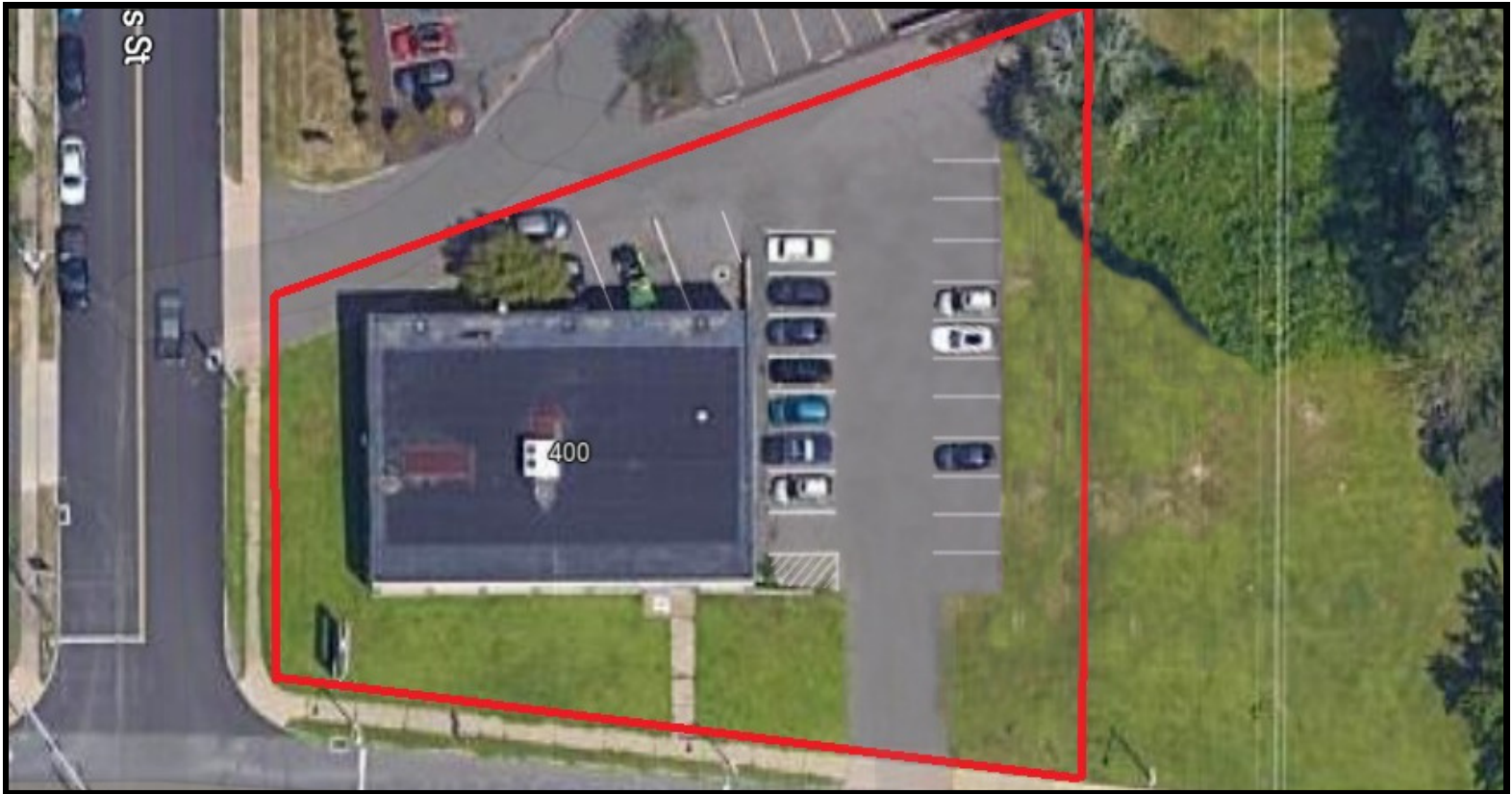
Retailer Locations



cannabeta realty



For Sale
Adult Use Provisioning
Retail Center
400 Connecticut Blvd, East Hartford, CT 06108



Signage Opportunities



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