



CHARLES HOUSE COMMONS FARMINGTON, CT



INVESTMENT SUMMARY

Cushman & Wakefield's Multi-Family Advisory Group is pleased to present the opportunity to acquire Charles House Commons located in the Unionville neighborhood of Farmington, Connecticut. Charles House Commons is a fully approved 267-unit ground-up multifamily development opportunity.

The property is envisioned to contain a mix of residential apartments and townhome condominium units. The project will contain 254 flats style apartment units, offering existing and future Unionville residents a much-needed alternative to traditional housing in the area while allowing the charms of Unionville's village center to be truly appreciated. The apartment component of Charles House Commons will include studio units, one-bedroom units and two-bedroom units. They will all feature top-of-the-line finishes including granite counters, custom cabinetry, and high-end bathroom finishes.

The townhome condominiums, totaling 13 units, will range from one-bedroom, two-bedroom, and two-bedroom plus den unit layouts and feature top-of-the-line finishes as well. In addition to extensive neighborhood amenities in Unionville, the development amenities will include a fitness center, a clubhouse, bike storage, swimming pool, riverfront trail, and a kayak launch along the Farmington River.

Farmington, Connecticut has long been known as an idyllic suburb of Hartford and home of some of the area's most well-known institutions. Unionville, a neighborhood on the western edge of Farmington, offering the intimacy of small-town life along with access to impressive outdoor recreational opportunities and nearby employment centers. Charles House Commons presents investors with a rare opportunity to enter a strong market with excellent employment access and local amenities.

PROCESS & PRICING

Charles House Commons is offered on an "as-is" basis and without a formal asking price. Upon receipt of a signed confidentiality agreement, qualified investors will be provided with access to the offering memorandum and due diligence materials. Once investors have had an opportunity to review the offering materials and tour the property, C&W will schedule a "Call for Offers".

For more information on the property and to sign the confidentiality agreement, please visit: multifamily.cushwake.com/TMS/Listings/CharlesHouseCommons

267 Units

254 APARTMENTS.

13 TOWNHOMES, &
CONDOMINIUMS



5 Buildings

3 APARTMENT BUILDINGS
2 CONDOMINIUM BUILDINGS



265,557 SF

NET RENTABLE AREA



Farmington, CT

19 PERRY STREET, FARMINGTON, CT 06085



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HARTFORD, CT

REVIVE

GEORGE'S PIZZA & RESTAURANT

Union Eye Works

UNIONVILLE FAMILY RESTAURANT

STOP & SHOP

M&T Bank

Thomaston Savings Bank

McDonald's

THE UNIONVILLE MUSEUM
15 SCHOOL STREET • UNIONVILLE • CT • 06085 • 860-673-2231 • INFO@UNIONVILLEMUSEUM.ORG

SOUTH MAIN STREET

DOLLAR TREE

UNITED STATES POSTAL SERVICE

DUNKIN'

UNION SCHOOL

FARMINGTON RIVER

PERRY STREET

PARCEL A

PARCEL B

CH
FA

INVESTMENT HIGHLIGHTS

1

EXCELLENT EMPLOYMENT ACCESS

Unionville is within a 20-minute drive of many of the Hartford region's main employers. UConn Health, located less than six miles from the site, employs around 5,000 people and provides both academic instruction and medical services. The hospital is known for its expertise in cancer care, cardiology, and geriatrics.

Local Employers



2

TRANSIT ORIENTED LOCATION

Farmington is located within 20 to 40 minutes of multiple transportation options including rail, bus, air, and bike. Interstate 84, accessible four miles from Farmington, provides direct access to Hartford and Boston. Interstate 91, running north and south through Hartford, connects residents to New Haven. Hartford's Union Station is located 20 minutes from Farmington, offering daily service to New Haven as well as New York City, Providence, and Boston via Amtrak. Farmington is served by the Bradley International Airport which is located approximately 20 miles from Charles House Commons.

3

FAVORABLE MARKET LOCATION

Charles House Commons is ideally located in the Hartford suburb of Farmington. The property has sidewalks leading past an elementary school to a retail center with restaurants, a grocery store, and convenience services creating a "walkable suburban" setting that is very attractive to renters. There is a great deal of demand for this type of housing in the Hartford suburban sub-market leading to new developments experiencing high rents and low vacancy rates.

4

IDEAL FOR YOUNG AND MATURE PROFESSIONALS

The walkability and access to Hartford found in Charles House Commons makes it incredibly attractive to young and mature professionals working at the numerous employers in the area. Many singles and couples seek out this type of housing before settling in the surrounding area. More mature renters are drawn to living maintenance free while still enjoying a wide variety of amenities.

5

PREMIERE EDUCATIONAL OPPORTUNITIES

The walkability and access to Hartford found in Charles House Commons makes it incredibly attractive to young and mature professionals working at the numerous employers in the area. Many singles and couples seek out this type of housing before settling in the surrounding area. More mature renters are drawn to living maintenance free while still enjoying a wide variety of amenities.





PROPERTY DESCRIPTION



PARCEL A

PARCEL B

PROPERTY OVERVIEW

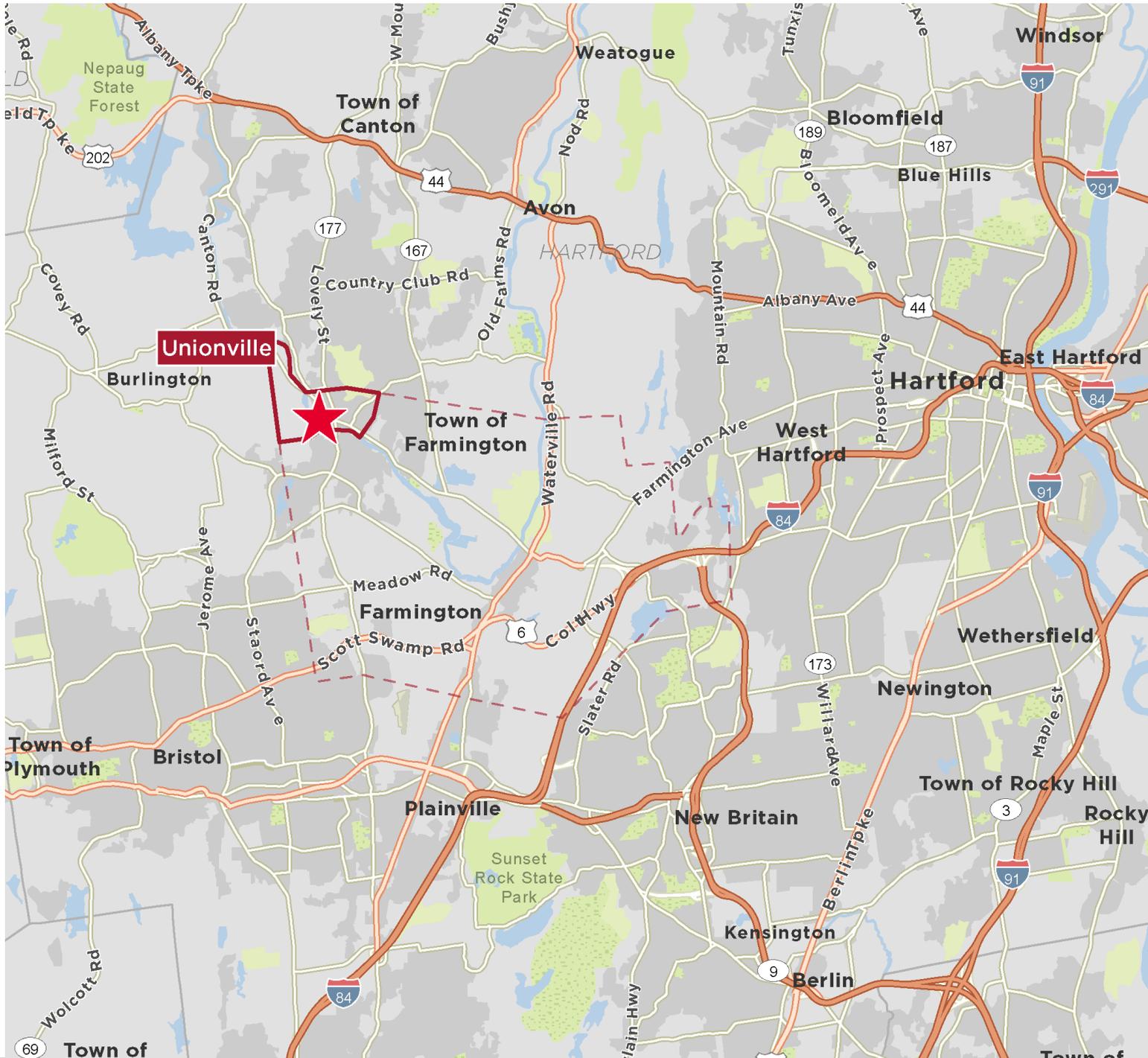
Property Name	Charles House Commons
Address	19 Perry Street, Farmington, CT 06085
Assessor Parcel	011 16-8A
Land Area	10.14 acres / 441,698 SF

SITE PLAN



CHARLES HOUSE COMMONS FARMINGTON, CT





CONTACT US

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