



FOR SALE

**MULTI-TENANT
RETAIL INVESTMENT
WITH ENTITLED
UCONN
DEVELOPMENT
UPSIDE**



The Villages at Four Corners

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Section 1

Property Information



Property Description

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STORRS-MANSFIELD, CT – HOME OF NCAA DIVISION I CHAMPIONS, THE UCONN HUSKIES!

Located in the vibrant college town of Storrs, this exceptional 9.01-acre mixed-use development opportunity sits at the heart of Mansfield's economic and cultural core, adjacent to the University of Connecticut's flagship campus. **"The Villages at Four Corners"** offers a rare chance to develop in one of Connecticut's most supply-constrained, high-demand student housing markets.

Last Approved development site for Student Housing / Mixed Use, near campus with utility access! - Per the town's POCD.

UConn Market Demand Drivers:

+5.1% projected enrollment growth at the Storrs campus by Fall 2025

Over 7,000-student housing shortfall projected

Only 13,900 beds available for over 21,000 undergraduates

On-campus housing guarantees revoked in 2024 due to overcapacity

Waitlists and off-campus demand growing rapidly

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Property Summary

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VIDEO

A ONCE-IN-A-GENERATION OPPORTUNITY AT THE FOUR CORNERS

The Four Corners development is uniquely positioned at the heart of a transformative corridor—where accessibility, functionality, and community vision converge. Surrounded by strategic infrastructure, vibrant local assets, and the momentum of institutional growth, this location offers more than just convenience—it serves as a catalyst for long-term community enrichment and economic vitality. We truly believe this is not just a development site; it’s a rare chance to play a defining role in reshaping the future of the North side of Storrs–Mansfield.

OFFERING SUMMARY

Sale Price:	Unpriced
Lot Size:	9.01 Acres
Approved Additional Retail:	12,256 SQ FT
Total Approved Buildable :	361,536 SQ FT

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Complete Highlights

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PROPERTY HIGHLIGHTS

- Located just 30 miles from Hartford, Storrs offers a unique mix of pastoral beauty and modern infrastructure. Its rolling hills, open green spaces, and walkable village center provide a serene backdrop for a growing community driven by education, athletics, and innovation
- With a strong institutional anchor, robust demand for housing, and strategic access to regional highways, Storrs presents an exceptional opportunity for investors seeking long-term growth in a supply-constrained, high-demand market.
- Corner Lot- Both Lots merged as one.
- Adjacent to UConn's main campus - North Entrance
- Target Use: Student Housing / Mixed Use Development / Hospitality
- Current Approved Use: Mixed Use Development with Affordable Housing
- 17 Affordable / 6 Workforce
- Special Zoning Permit: Awarded
- Public Water & Utilities: Approved by city
- Public Sewer Permit: Awarded
- Very limited - "Will Serve" letter Awarded through water company
- Current Use: Multi tenant commercial investment property
- Fully leased to a mix of food service and convenience tenants
- Structured as both base rent and percentage rent.
- Tenants include a gas station, QSR, restaurant/bar and retail food.
- Zoned: PB3 - Planned Business-3 Zone

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Section 2

Location Information



Retailer Map

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Section 3

Financial Analysis



Financial Summary

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INCOME SUMMARY

Tenant 1	\$78,000
Tenant 2	\$28,349
Tenant 3 Base Rent	\$48,000
Tenant 3 10% gross sales	\$112,371
Tenant 4	\$57,331
Tenant 5	\$99,729
GROSS INCOME	\$423,779

EXPENSES SUMMARY

OPERATING EXPENSES	\$118,412
NET OPERATING INCOME	\$305,367

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Tenant Profiles

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- Full Tenanted Income- Producing Assets
- Long-Term leases in place with staggered expirations and rent escalations
- Diverse tenant Mix : National Brands (Dunkin), Regional restaurants (Hop Knot, Toast)
- Percentage rent opportunity tied to Dunkin' performance
- NNN Lease Structure in place for some tenants : Reducing owner maintenance overhead

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Section 4

Sale Comparables



Sale Comps

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THE VILLAGES AT FOUR CORNERS

1659 Storrs Road, Mansfield, CT 06268

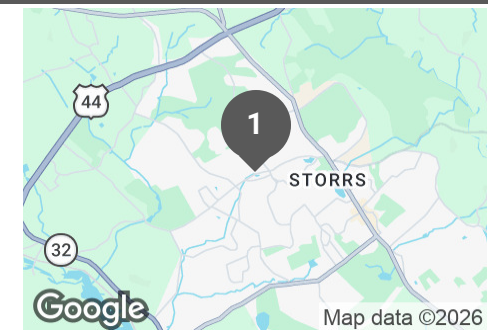
Price:	Subject To Offer	Bldg Size:	361,536 SF
Lot Size:	9.01 Acres	Cap Rate:	6.70%



THE MARK MANSFIELD

134 N Eagleville Rd , Storrs Mansfield, CT 06268

Price:	\$6,500,000	Lot Size:	1.56 Acres
No. Units:	254	Year Built:	2027



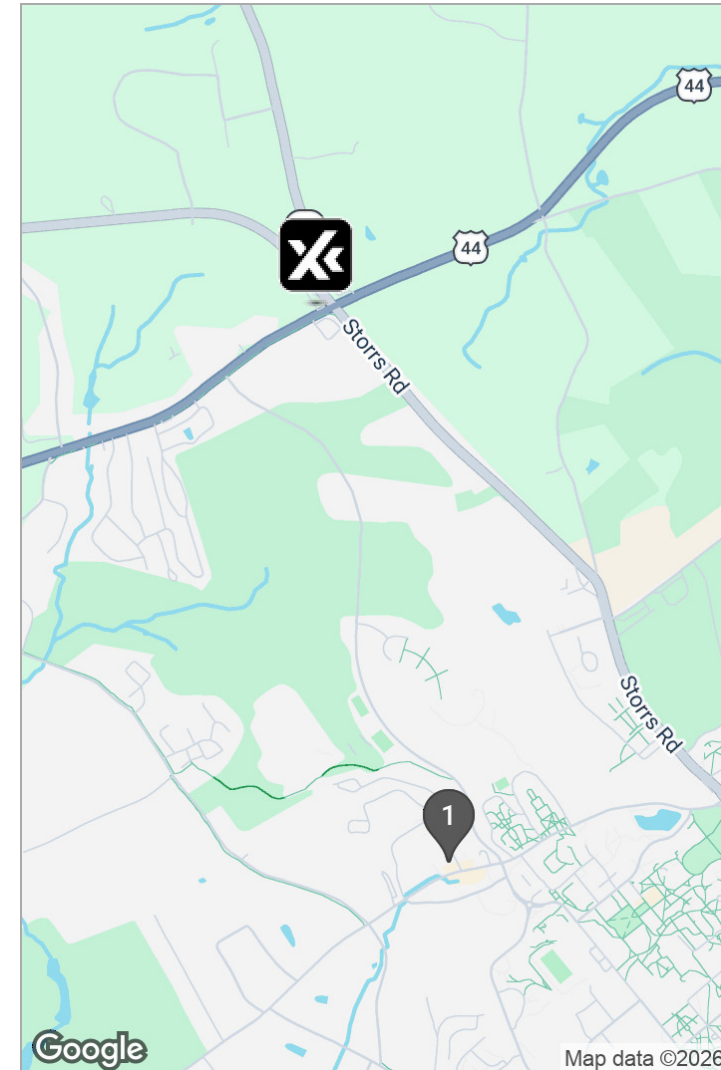
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Sale Comps Map & Summary

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	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	CAP RATE	NO. UNITS
★	The Villages at Four Corners 1659 Storrs Road Mansfield, CT	Subject To Offer	361,536 SF	9.01 Acres	6.70%	-
1	The Mark Mansfield 134 N Eagleville Rd Storrs Mansfield, CT	\$6,500,000	-	1.56 Acres	-	254
	AVERAGES	\$6,500,000	NAN SF	1.56 ACRES	NAN%	254



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Section 5

Demographics

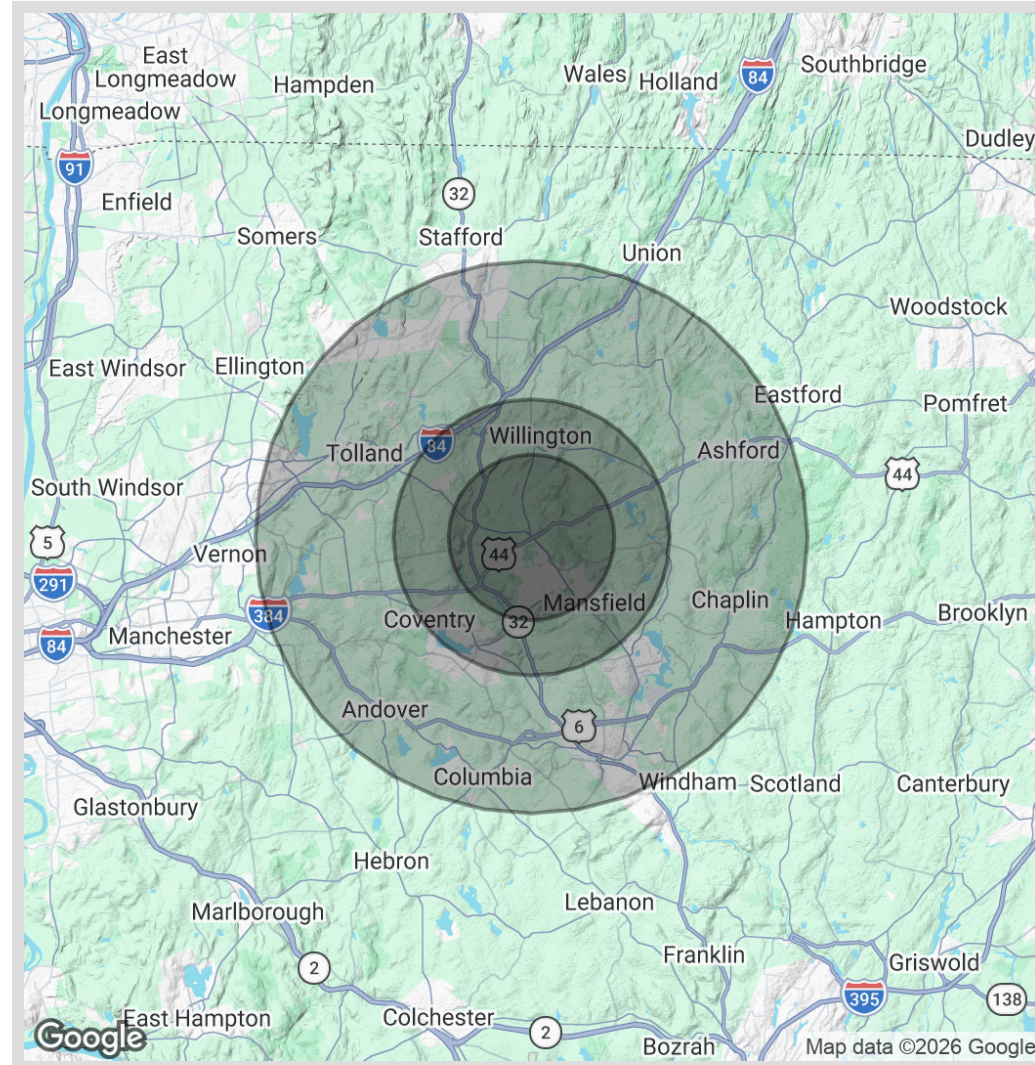


Demographics Map & Report

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	23,500	35,960	118,950
Average Age	29	34	39
Average Age (Male)	28	33	38
Average Age (Female)	30	35	40
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,580	9,657	43,422
# of Persons per HH	5.1	3.7	2.7
Average HH Income	\$70,505	\$90,834	\$100,360
Average House Value	\$385,285	\$379,300	\$330,576

2020 American Community Survey (ACS)



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Advisory Team

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