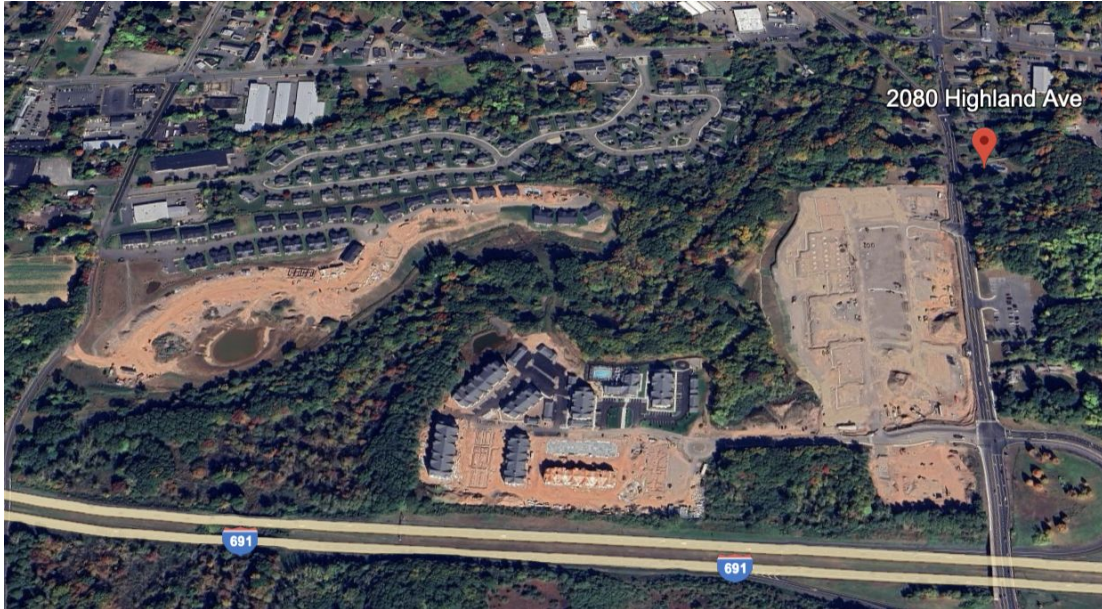


FOR SALE

2080 Highland Ave., Cheshire, CT

MATTHEWS COMMERCIAL PROPERTIES

REDEVELOPMENT OPPORTUNITY



PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present a prime retail redevelopment opportunity. Located at 2080 Highland Avenue, directly across from the future Shops at Stone Bridge, this level 2.15-acre site is the perfect complement to a major 155,000 SF retail and lifestyle destination anchored by Whole Foods, TJ Maxx, and a curated mix of restaurants, shops, fitness, and service tenants.

With high traffic on I-691 and Route 10, easy ingress/egress, and affluent demographics within a 3-mile radius (median incomes approaching \$150K), this location offers unmatched visibility and access. Positioned within a broader 107-acre master-planned community of residential, hotel, and retail components, 2080 Highland Ave. stands ready for a visionary user to capitalize on ongoing momentum.

The town's adjacent land acquisitions totaling 58 acres further underscore this area's long-term growth and potential. These initiatives show the town's proactive strategy in consolidating landholdings near the I-691/Route 10 corridor, positioning the area for future commercial, mixed-use, or industrial development.

PROPERTY FEATURES

- 1,373 SF Single-Family House on 2.15 Acres
- 2-story, Cape Cod-style

SALES PRICE

- \$1,175,000.00

GERRY D. MATTHEWS
Office: 203.753.5800
matthewscre@gmail.com

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2080 Highland Ave., Cheshire, CT

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BUILDING

Total Available SF	1,373 SF +/-
Exterior Construction	Vinyl Siding Arch Shingle Roof
Interior Construction	Drywall Hardwood Flooring
Year Built	1940
Ceiling Height	8'
Parking	Driveway
Zoning	I-C INTERCHANGE SPECIAL DEVELOPMENT DISTRICT

PROPERTY

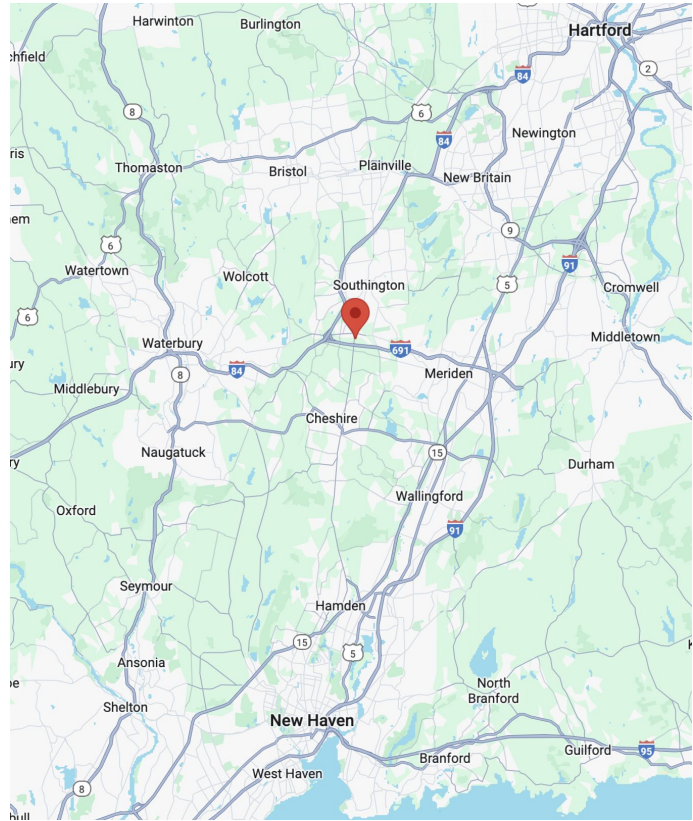
Lot Size	2.15 Acres
Distance to I-84 & I-691	1.4 Miles & 0.3 Miles
Average Daily Traffic	10,800 Vehicles

MECHANICALS & UTILITIES

Heat Source/ Type	Oil Hot Water
A/C	Central
Electric	Eversource
Sewer/ Water	City

TAXES

TAXES	\$6,828.30
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I-C Zone - Regulations

FOR SALE

2080 Highland Ave., Cheshire, CT



Why 2080 Highland Ave. is a Prime Redevelopment Opportunity:

Level 2.15-Acre Lot with Prominent Route 10 Frontage — Directly Across from the Whole Foods–Anchored Shops at Stone Bridge in Cheshire’s Fastest-Growing Retail and Residential Corridor.

- **Unmatched Location** – Directly across from *The Shops at Stone Bridge*, a 155,000 SF mixed-use retail and residential destination anchored by Whole Foods, TJ Maxx, and national restaurant brands.
- **High Traffic & Visibility** – Prominent frontage on Route 10 with immediate access to I-691 and minutes to I-84.
- **Affluent Trade Area** – Surrounded by strong demographics with median household incomes exceeding \$140,000 within 3 miles.
- **Synergy with New Development** – Positioned to benefit from the area’s surge in retail, dining, residential, and hospitality growth. For details on the Shops at Stone Bridge, a new 155,000 SF mixed-use center anchored by Whole Foods directly across the street, [view the official Shops at Stone Bridge brochure from Charter Realty here.](#)
- **Future-Focused Growth Corridor** – Town investment in nearby parcels signals continued commercial expansion and long-term value appreciation.

FOR SALE

2080 Highland Ave., Cheshire, CT



Location Advantage:

2080 Highland Ave – In the Heart of Cheshire's Growth Corridor

Across from Stone Bridge Crossing – a transformative 107-acre master-planned community featuring:

- **The Shops at Stone Bridge** – 155,000 SF retail center anchored by Whole Foods, TJ Maxx, and Barnes & Noble (opening Fall 2025)
- **Homewood Suites by Hilton** – 117-room, 4-story hotel with premium amenities including pool, outdoor putting green, basketball court, outdoor kitchen, and firepits (opening 2026)
- **300 luxury apartments and 140 townhomes** – Upscale residential units creating a built-in customer base
- **Gas station/convenience store** serving residents and travelers alike

Impact on 2080 Highland Ave:

With its level site, exceptional visibility, and proximity to I-691 and I-84, 2080 Highland Ave is perfectly positioned for a transformative retail, service, or mixed-use redevelopment. Directly across the street, over **440 new housing units** and a **Hilton-branded hotel** will bring a steady flow of residents, overnight guests, and daily shoppers. Combined with **high traffic counts on Route 10 and I-691**, this location offers year-round demand and the opportunity to capitalize on the area's ongoing surge in investment and growth.



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Middlebury, CT 06762

matthewscommercial.com

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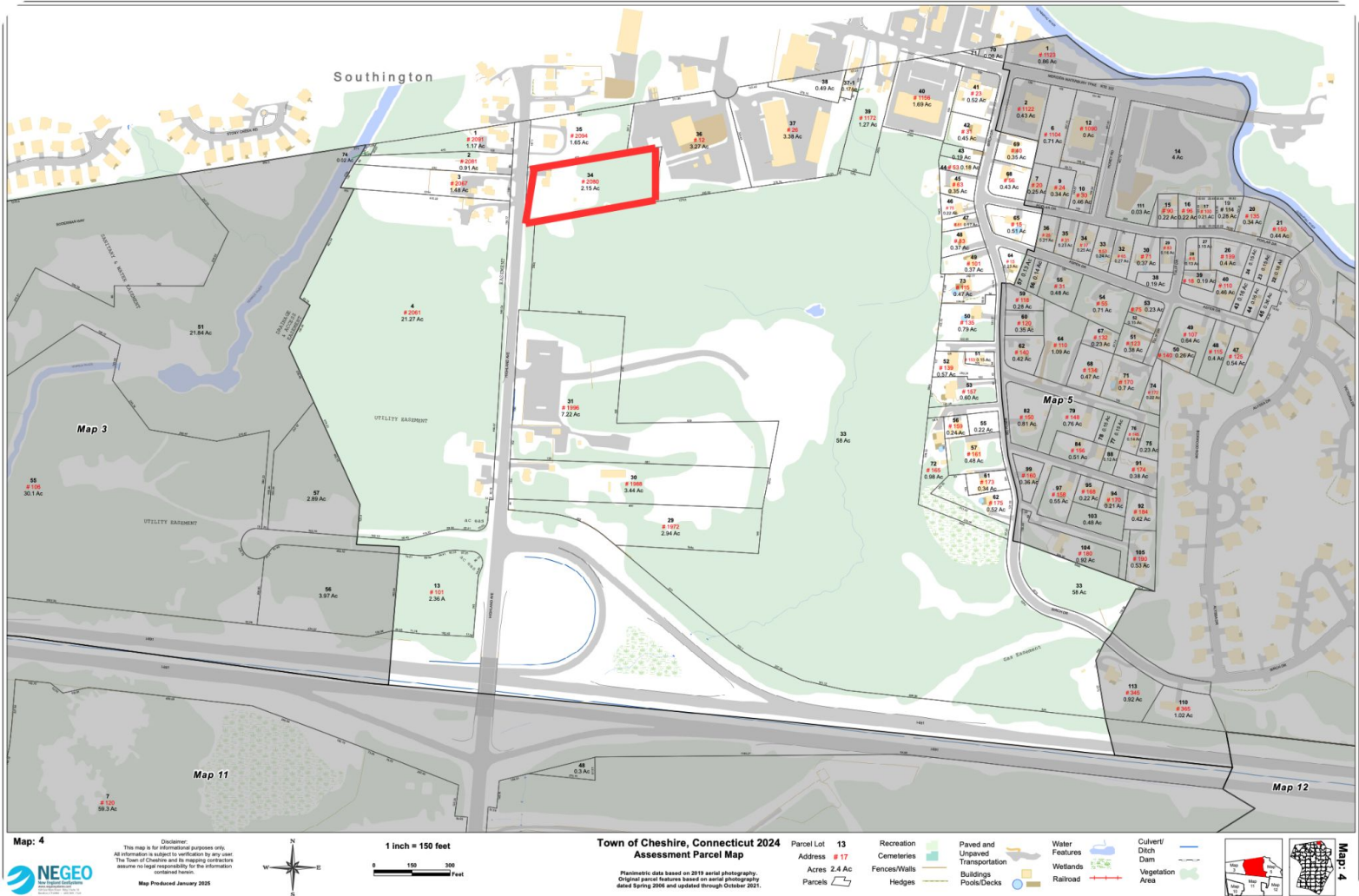
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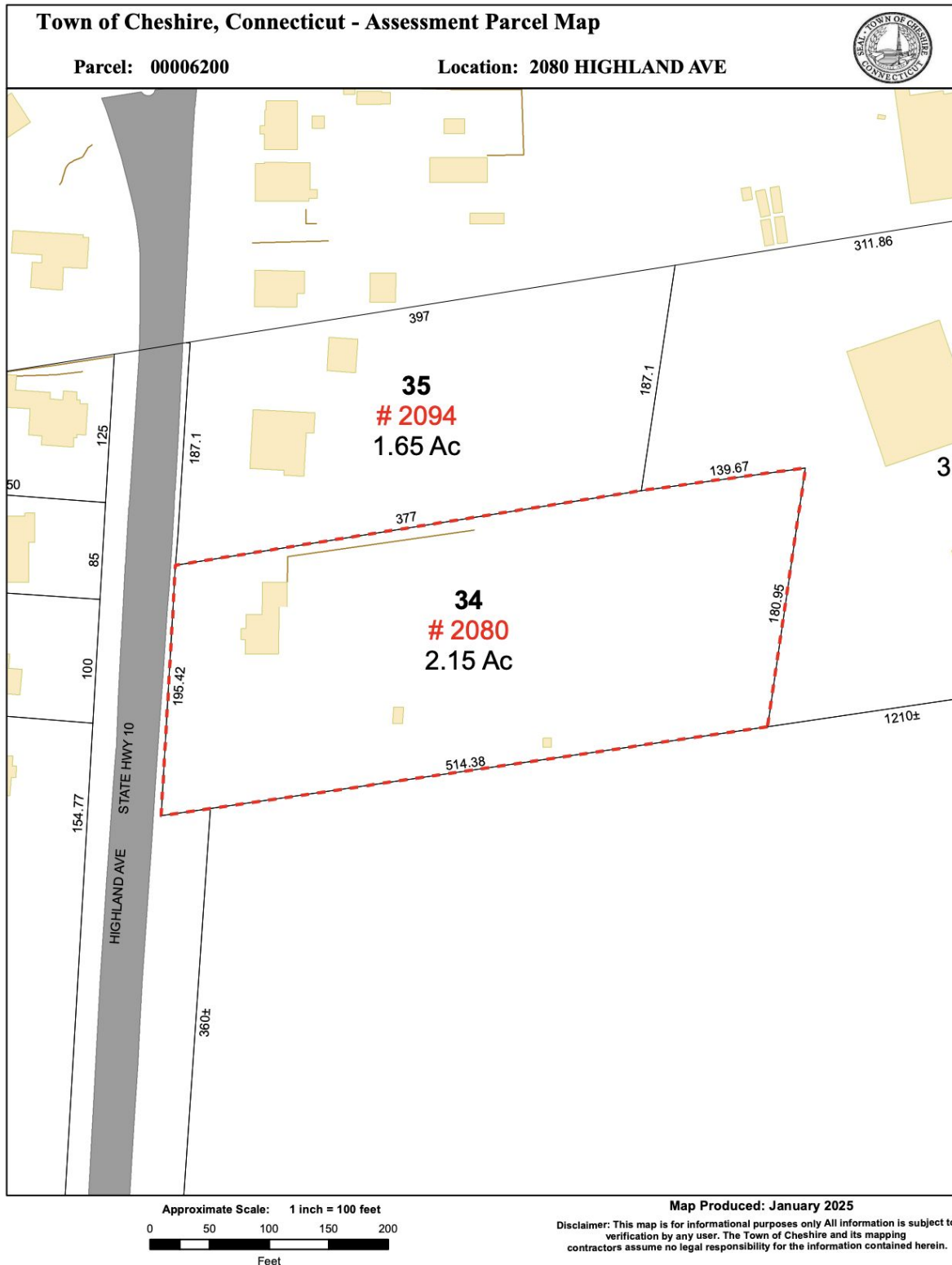
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