



Real Estate Journal

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A steady stream of new development is occurring in the town of Wallingford

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Wallingford
EDC

Although the real estate market in Wallingford has softened, there is still a steady stream of new development occurring in the town. On the residential side, a local developer began construction of a 20-unit condominium complex at 1163 Old Colony Rd. Each condo will be a 2-bedroom, 2-story, 1,250 s/f unit with an attached patio and garage. A second local developer began construction of a 15-unit townhouse condominium development earlier this year on Quinnipiac St. As of this week, all but 1 unit had been sold. The units feature two bedrooms, a single car garage and luxury amenities like granite counter tops, hardwood floors, stainless steel appliances and a washer/dryer. The developer recently received a special permit from the Planning and Zoning Commission to construct 11 more units.

Commercial

On the commercial side, development in Wallingford has also been steady during the past few months. Several companies announced plans to expand or

relocate into town. In November, Paradise Hills Vineyard and Winery on Windswept Hill Rd. announced plans to construct a wine tasting and processing building on their property. For the past 12 years, the family-owned vineyard supplied grapes to other vineyards for wine production. They now plan to take the next step and process and sell their own wine. Paradise Hills Vineyard will soon be joining Gouveia Vineyards located less than a mile away. Both wineries are anxious for the company since two wineries will make the area a premier destination along the Connecticut Wine Trail.

In December, Practical Energy Solutions began construction of a 25,000 s/f building at 2A Research Pkwy. The building will include 15,000 s/f of warehousing and 10,000 s/f of office space. Currently located in Wallingford, Practical Energy Solutions provides design, engineering and installation of lighting control systems. Its products utilize occupancy sensor systems designed to save building owners on energy costs.

In January, Future Metals, Inc., a manufacturer of steel products for the aviation industry, signed a 5-year lease for 11,235 s/f at 22 North Plains Industrial Rd. The company is relocating its Com-mack, N.Y. sales and warehousing

operations to Connecticut in March. Future Metals, Inc., founded in 1971 and headquartered in Tamarac, Fla., serves the global aerospace market through seven service centers in North America and Europe. The company will employ 20 people in Wallingford.

Also new to Wallingford is the Connecticut Multiple Listing Service. CTMLS recently relocated into 4,088 s/f at 860 North Main St. CTMLS is a membership organization that provides real estate brokers with a statewide database of residential and commercial properties for sale or lease. They also provide training, technical support and statistical information to their members.

Snappy Materials, an international metals distributor and service center headquartered in Wallingford, recently purchased the building they occupied as a tenant at 34 Barnes Rd. Snappy Materials will continue to occupy 20,000 s/f in the 52,000 s/f building. The remaining 32,000 s/f will continue to house Stamford Polymer, a research and development firm.

Retail

Wallingford is about to become home to Connecticut's first Sonic Drive-In restaurant. In February, the Mesite Family, who owns a 3.5-acre site along Rte. 5, received Planning & Zoning Com-

mission approval to construct a 1,700 s/f Sonic restaurant on the site of the former Yankee Silver-smith Inn on Rte. 5. The Yankee Silver-smith Inn was destroyed by fire in 2007 and demolished in 2008, leaving the site vacant. Besides Sonic, the Mesite family plans to construct a 5,700 s/f retail building and a 2-story, 17,734 s/f office building. Sonic is the 4th largest fast-food chain in the nation. The Oklahoma-based company is known for its roller-skating carhops who take orders curbside and deliver food to customers waiting in their cars. The Wallingford Sonic will have a drive-thru and a canopied outdoor patio.

There has also been a steady stream of new retailers along Rte. 5 in Wallingford including four new Italian restaurants: Basil's at 680 North Colony Rd., Alina's Ristorante at 950 Yale Ave., Gabriella's Apizza at 560 South Main St. and Primo Pizza at 994 North Colony Rd. They will be joined by several new retailers who recently opened on Rte. 5: MJ's Philly CheeseSteak, The Paint Emporium, The Wine Chef, Alex Jewelers and Pocket Wireless.

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