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The 'Advantages' of Cromwell Provide the Winning Edge

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The town of Cromwell is located in the center of the state of Connecticut, just 11 miles south of Hartford. Located equally close to the two largest cities in the northeast, New York and Boston, Cromwell is a great location for any business. Visitors will find ample quality lodging and over 50 dining establishments ranging from fast foods to gourmet.

Cromwell is a great place to live, work and play and the quality of life is tremendous. Each year the town hosts the Traveler's PGA Tournament at the TPC of Connecticut's golf course. A low crime rate, wonderful police force and fire department, an excellent public schooling system, and the proximity to nearby hospitals add to the quality of living.

Business opportunities in Cromwell, as in the game of tennis, are based on "advantages" for the winning edge:

Cromwell has a great central location with excellent accessibility to Connecticut markets, as well as New York, Boston, Providence, Albany, Worcester and Springfield. Our excellent highway access is a major reason businesses are attracted to the town. Recent construction improvements along I-91 and state Rtes. 372 and 9 have enhanced the traffic movement into and within the town, as well as providing good access to Bradley International Airport and other major hubs of transportation.

The recent completion of the Safe Home Security in the Sebethe Road Commercial Center; the recent grand opening of the new Lowe's Home Improvement center on Rte. 372, as well as the CVS and Walgreens Pharmacies, banks and investment companies, have attested to this excellent central location and the desirability for location within Cromwell by nationally and internationally recognized businesses.

An excellent labor pool lives in the town of Cromwell, which offers a variety of housing. The recent completion of homes in the Cider Hill subdivision, the near completion of the Newbury Estates and Northbrook Estates subdivisions and the continuing construction of Mountain View Estates, North Woods Estates and Evergreen residential communities supplement this existing pool of labor talent. Combined with the recent roadway construction improvements mentioned above, the prime locations of our existing and new residential neighborhoods continue to provide a labor force that is educated, well diversified, relatively inexpensive and growing. Furthermore, ease of employee access to all of our commercial and business centers is enhanced.

Cromwell is also nearing completion of its current construction project, which provides streetscape improvements to our historic Downtown Business District. These improvements, involving traffic calming measures, enhanced pedestrian access and provisions for additional parking spaces, were undertaken to provide visitors and residents with a well lit, pedestrian friendly atmosphere, which would instill a sense of community pride by hosting cultural and community events that showcase the uniqueness of Cromwell's historic downtown area. Our goal is to promote small distinctive businesses and restaurants, in an environment that maintains an old town feeling, while

incorporating the history of our riverfront community. Recent completion of our new Riverfront Park provides the community with passive recreation, beautiful views of the majestic Connecticut River and facilities for providing entertainment and family picnics.

The town of Cromwell, through its Economic Development Commission, has successfully explored the feasibility and marketability for a new business commercial park, on a 96-acre area, within the north central portion of town and adjacent to Shunpike Rd., Rte. 3. This prime location provides easy access to I-91 and state Rte. 9. When completed, this development would provide close to 20 highly suitable, "ready to build" lots of three to four acres in size, while maintaining the cultural and environmental resources within this area. Currently, work has begun of the design of infrastructures, including the nearly 4,000 linear ft. of roadway and all necessary utilities.

Cromwell recognizes the importance of continued economic growth in our community and has adopted incentives for newly located businesses within the town.

We love Cromwell and its many advantages. We are confident you will too.

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