



# nerej

## **Burlington - A small town with great community resources**

July 19, 2012 - Connecticut

Situated at the foot of the Berkshires and bordering the Farmington River, Burlington, Conn. is located 20 miles west of Hartford. The town was incorporated in 1806 and has nearly 10,000 residents today. Our central business zone is located on the east-west corridor of Rte. 4, accessible within 15 minutes from I-84 in Farmington and Rte. 8 in Torrington. Burlington combines natural beauty and historic character with a strong commitment to helping our residents and businesses thrive.

For both established businesses and those considering doing business in Burlington, we can help you find success. Our town staff and commissions serve with enthusiasm and dedication to support Burlington's economic growth.

Community counts in Burlington

Here are some of the attributes that make Burlington the small town with big opportunities for businesses:

Convenient Access

- \* 1,200 vehicles per hour on Route 4 during peak traffic hours
- \* 500+ vehicles per hour during non-peak times
- \* Central location bordering a 6-town area (Avon, Bristol, Canton, Farmington, Harwinton, New Hartford)
- \* 9 miles from I-84 and Rte. 8

Sound Investment

- \* Thriving chains, including Cumberland Farms, CVS, Dunkin' Donuts, Subway
- \* Diversity of small, locally-owned merchants, service and professional firms, and home-based businesses
- \* Low taxes
- \* Healthy bond rating (A)

Prosperous Community

- \* Median household income is \$106,433
- \* Average household size is 2.92
- \* 43% have children at home
- \* 92% own their homes
- \* 53% of homes with the same residents for 5+ years
- \* 12% population growth since 2000

High Quality of Life

- \* 73% of residents attended college
- \* Burlington was voted #1 Small Town by Hartford magazine in June 2012, based on factors of education, economics and quality of life.

\* One of Connecticut magazine's "Top Small Towns"

\* One of Connecticut magazine's "Top Public High Schools"

The mission of the Burlington Economic Development Commission is to provide informational resources to existing and prospective businesses, and to stimulate Burlington's economic growth while preserving and enhancing its small-town character.

The Economic Development Commission (EDC) works collaboratively with other Town of Burlington Commissions and public/private development entities and businesses to leverage key economic development opportunities. If you are considering locating your business in Burlington, the EDC can be helpful in discussing appropriate business use, building and site design, and traffic considerations in the commercially zoned areas throughout town. In addition, EDC supports the retention and growth of businesses currently operating in Burlington.

The EDC's recent efforts have focused on Burlington's Central Business Zone (CBZ), where we hope to encourage development that is consistent with the character and historic feel of our Town Center.

As the economy has improved over the past two years, the EDC has received considerable interest from - and conducted surveys with - existing and prospective businesses, property owners and developers. Their feedback led us to recommend infrastructure improvement considerations to the board of selectmen that included:

\* Extending the public water line in the CBZ to provide access to a clean, reliable volume of water, for which Burlington has received two Small Town Economic Assistance Program (STEAP) grants in 2010 and 2011 from the State of Connecticut Office of Policy and Management;

\* Designating a "development specialist" to spearhead planning through establishment of a Town Center Planning & Development Committee, as well as secure assistance through appropriate agencies and funding sources;

\* Improving pedestrian access in the CBZ by expanding sidewalks, lighting and other streetscape improvements;

Visit [www.burlingtonct.us](http://www.burlingtonct.us) to find out more information about the Burlington EDC, our listing of commercial properties for sale or lease, and important links for small business owners. Take advantage of the unique opportunity to locate your business in a traditional New England village setting within easy commuting distance of Hartford and nearby suburban areas.

If you would like more information about the Burlington EDC or to be added to our email contact list, please contact us at [edc@burlingtonct.us](mailto:edc@burlingtonct.us).

Tod Kallenbach is chairman of the Economic Development Commission in the Town of Burlington, Conn.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540