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Piroumoff of William Smith Realty agent for 280 Broad St.

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According to the book entitled, Historic Survey/Windsor: The Town, 1981: "Constructed in 1929, the Plaza block represented the early 20th century trend toward commercial development around the Windsor Center Green and away from the residential uses that had predominated in this area since the 17th Century. This was not a vehicular orientated commercial block for a growing suburban community because the building and its commercial establishments relate directly to the sidewalk, unlike later shopping center developments. This was a more urban and pedestrian oriented solution."

Sound familiar? This building is 80 years ahead of itself!

The description continues, "Large, two-story brick commercial building, eight bays wide and three bays deep. The building has a flat roof. Most obvious on the building is the division of functions between levels. The first floor features large glass storefront bays with recessed entry-doors (also glass). Above the storefronts are leaded glass transoms, most of which are now obscured behind a sign band.

"The second level is marked by regularly spaced window openings. These are a commercial type with one large center plate window bordered on each side with traditional 1 x 1 windows. These windows are highlighted by cast-stone stringcourses which are divided vertically by cast-stone piers. These are molded and create a sculptured effect to a rather flat surface area. Each pier is capped with a small finial in gothic style and the many other details enliven the façade and successfully reduce the scale of this relatively large building to one compatible with surrounding development.

"Note the theatre marquee which projects in triangular form from the front. On the north side is a recessed entry with segmental arch opening leading to offices and apartments on the second floor. A two story masonry addition has been constructed (c. 1935) at the rear of the structure and includes offices and a theatre."

The Plaza Building has more than 25,000 s/f of space on its two floors and has a partial basement. It is situated on a .72 acre lot, approximately 143 ft. on Broad St. by 235 ft. on Elm St. Behind the building with access from Elm St. is approximately .33 acre of the .72 acre. This .33 acre has an unoccupied, multifamily, non-historic dwelling on it now, but this house could be razed to provide parking. In the Plaza Building five of the seven retail stores are leased. There are nine apartments on the second floor, all of which are rented. Some of the apartments have views of the Town Green through the tenants' large windows.

280 Broad St. is in the National Register of Historic Places. This storied building also is a Windsor Historic District Property. The apartments and most of the retail stores currently are rented, but the leases are short term.

Come and look at this historic redevelopment opportunity!

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