2017
Economic Development
Report
Department of Planning and Economic Development
Development Activity

Manchester Building Department
Bob’s Corporate Headquarters

- 103,000 sf Class A Office
- $20 million investment
- 200+ employees
- Ribbon cutting October, 2017
Hydrofera

- Manufacturer of medical sponges
- $1 Million + investment in rehabilitation of existing building on Progress Drive
- 50 employees
- Ribbon cutting September, 2017
Homewood Suites

- 88,000 sf hotel with 105 guest rooms
- Meeting space, fitness rooms, pool and business center
- Focused primarily on Business travelers
- Opened December, 2017
US Taekwondo

- 5,000 sf facility
- Rehabilitation of former VFW facility
- Opened November, 2017
Other 2017 Openings

- Bistro on Main
- Teriyaki Box
- Dirk Heidemann Dance
- Eleganza Moda
- Vitality Juice/Smoothie Bar
- Barber Linez

- Blue Wave Printing & Display
- HomeGoods Distribution
- Pho 99
- Trattoria Toscana
- Noodles & Company
WORK_SPACEx

- Fully-occupied offices + Loft
- 40+/- members
- Hundreds of monthly visitors
- Student artwork @ Dehn Gallery
- Relaunch event January 29, 2018
In Progress
Farmington Bank

- 299 Middle Turnpike
- 2,100 sf bank with drive-through
- Replaces vacant dry cleaning building
- To be integrated with shopping center
Labyrinth Brewing

- 5,000 foot locally-owned brewery
- Cheney property adjacent to Cheney Mills
- Associated taproom and art gallery
- Opening soon
Coming Soon

- CVS - Corner of Main and Hartford Road
- AtHome - Plaza at Burr Corners
- Cost Plus World Market - Hale Road
- Calamar Elderly Housing Spencer Street
- Broadleaf Phase II - New State Road
- Joey Garlic’s - Former Carrabbas Grill
- Parable Brewing - Former Top Shelf
- Workout Harder Fitness - Pine Street
Plaza at Buckland Hills
Potential Elderly Housing
501 Middle Turnpike West
Trends

- Buckland Hills reinvestment
- Aerospace interest
- Alternative energy projects
- Interest in Downtown
- Local financial assistance sought for many larger projects
What’s Next?

- WORK_SPACE launch January, 2018
- Increased cooperation with Viscogliosi Entrepreneurship Center and CT Small Business Center
- Potential for Economic Development incentives?
- Potential Downtown Incentive Program for code improvements?
- Broad Street, former K-Mart site
Messaging

- Prime Location
- Welcoming Community
- Growing, diverse and young
- Knowledgeable and responsive staff
- Efficient approval process
- Buzz (video-series, Twitter feed)

• [https://twitter.com/ManchCT_EconDev](https://twitter.com/ManchCT_EconDev)
“With roots in farming and industry, Manchester was originally settled in 1672 and gained regional fame as home to the world’s largest silk factory complex—an area now preserved as a historic district. The Hartford suburb is located near the University of Connecticut and Bradley International Airport; the average commute time is just 21 minutes. Its historic Main Street boasts plenty of eateries and shops, and its local community events include board game nights and a Thanksgiving Day race.”
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Thank You