

**Available  
For Sale**

**1.9 ACRE RETAIL SITE  
ESSEX, CONNECTICUT**



- Great Retail Site
- Pharmacy Site Design Completed
- Great Visibility & Signage
- Opposite IGA Grocery, Rite Aid, Bank and More
- Daily Needs Center of Essex

**CONTACT:**  
**Timothy Londregan**  
**P.O. Box 426**  
**Old Saybrook, CT 06475**  
**(860) 388-9100, Ext 1**  
**[www.londregan.com](http://www.londregan.com)**



# RESTAURANT AND OFFICE BUILDING FOR SALE

**ADDRESS:** 124 Westbrook Road, Essex, Connecticut

**LOCATION:** On Route 153 at intersection of Bokum Road. 1 Mile from Route 9.

**PROXIMITY:** Opposite the only grocer in Essex: IGA Colonial Market. Also in the shopping plaza: Rite Aid (in-line), Subway, Bank of America, Essex Wine & Spirits, Essex Paint & Decorating and Hong Kong Chinese Take Out. Next door to Webster Bank and Riggio's Garden Center.

**AVAILABILITY:** Entire site for redevelopment; restaurant and bar; 4,000-8,000 SF for retail or office; out-parcel for a bank branch or other use.

**DESCRIPTION:** 14,690 SF restaurant, retail and office building on 1.9 acres.

**BUILDING AGE:** Built in 1981

**PARKING:** Ample.

**FEATURES** Location, visibility, signage

**TRAFFIC COUNT:** 12,300 average daily count.

**DEMOGRAPHICS:**

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	1,704	13,543	27,596
Total Households:	699	5,412	11,462
Median Household Income:	\$60,832	\$71,652	\$72,145
Total Daytime Population:	3,340	14,434	37,813

**UTILITIES:** Oil heat; water, septic

**ZONING:** Commercial

**TAXES:** \$17,142

**OCCUPANCY:** Immediate

**FOR SALE:** \$1,700,000

**FOR LEASE:** .5 Acre outparcel for a bank branch or other use: \$5,000/Year

**FOR LEASE:** 4,000-8,000 SF retail or office. \$8/SF NNN

**For more detailed information, please contact:**  
**Timothy Londregan**  
**LONDREGAN COMMERCIAL REAL ESTATE GROUP**  
P.O. Box 426, Old Saybrook, CT 06475  
Phone: (860) 388-9100, Ext. 1  
Cell: (860) 460-9666 • Fax: (860) 388-3584  
tim@londregan.com

## **BROKERS PARTICIPATION INVITED**

All information stated is from sources deemed reliable and is submitted subject to errors, omissions change of other terms and conditions, prior sale, lease, financing or withdrawal without notice.

# 124 WESTBROOK ROAD



# TENANTS & RETAILERS NEAR SUBJECT PROPERTY

