

**Available
For Sale or
For Lease**

**RESTAURANT/RETAIL/OFFICE +/-OR
COMMERCIAL DEVELOPMENT SITE
ON ROUTE 153 ESSEX, CT**



- Just off Exit 3 of Route 9
- 9,480 SF Restaurant
- 300 +/- Feet of Frontage
- 1.7 Acres Level & Cleared
- 2.0 Contiguous Acres Also Available
- One of Very Few Commercially Zoned Sites Available
- One of the Highest Traffic Counts in Town
- One of the Most Visible Properties in Town

CONTACT:

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COMMERCIAL DEVELOPMENT SITE

ADDRESS: 21 Plains Road, Essex, Connecticut 06426

LOCATION: On Route 153. Just off of Exit 3 of Route 9. Just north of Old Saybrook at I-95.

PROXIMITY: Close to Essex Steam Train, daily-needs shopping, downtown Essex, 3 yacht clubs, Route 9 and I-95.

AVAILABILITY: Immediate

ACRES: 1.7 Acres (abutting .35 and 1.7 acre parcels are also available).

FRONTAGE: 300+/- feet (abutters have another 212 feet of road frontage).

DESCRIPTION: Street-level site. Paved & lawn with a 9,480 SF vacant restaurant.

BUILDING AGE: 1970

PARKING: 70 parking spaces plus a half acre available for additional parking.

FEATURES:

- Great frontage
- Highest traffic count in town
- 2 curb cuts
- Great visibility on Route 153

TRAFFIC COUNT: 12,300 average daily count.

DEMOGRAPHICS (loop):	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	1,484	12,726	30,043
Total Households:	731	5,363	12,909
Median Household Income:	\$58,961	\$71,655	\$72,320
Total Daytime Population:	3,335	14,338	37,890

UTILITIES: Oil heat; Connecticut water company; on-site septic; 600 amp, 3 phase electrical service

ZONING: CML - Commercial District.

OCCUPANCY: Immediately upon closing or lease commencement.

FOR LEASE: \$5,000/Month NNN

FOR PURCHASE: \$995,000

For more information, please contact:

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BROKERS PARTICIPATION INVITED

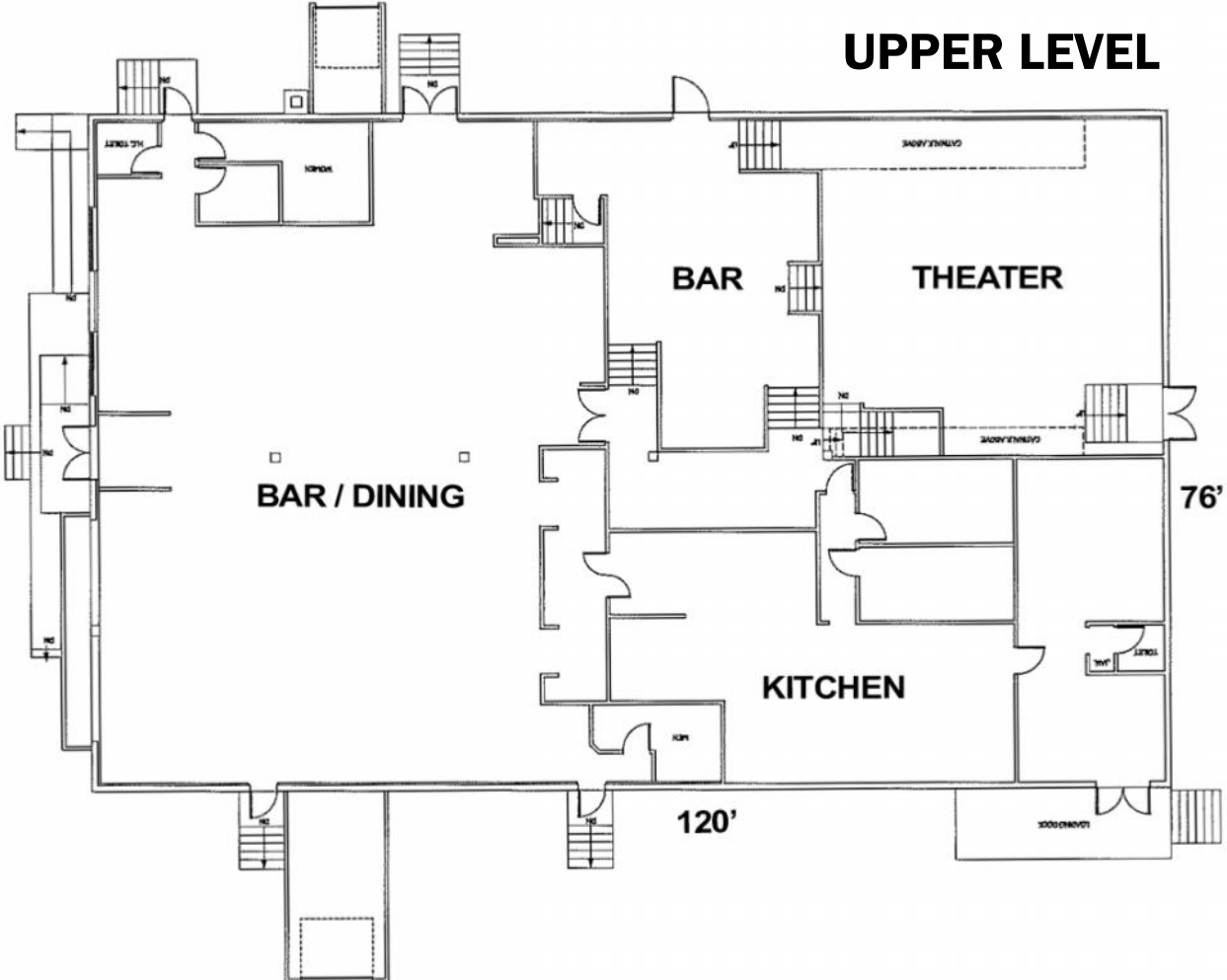
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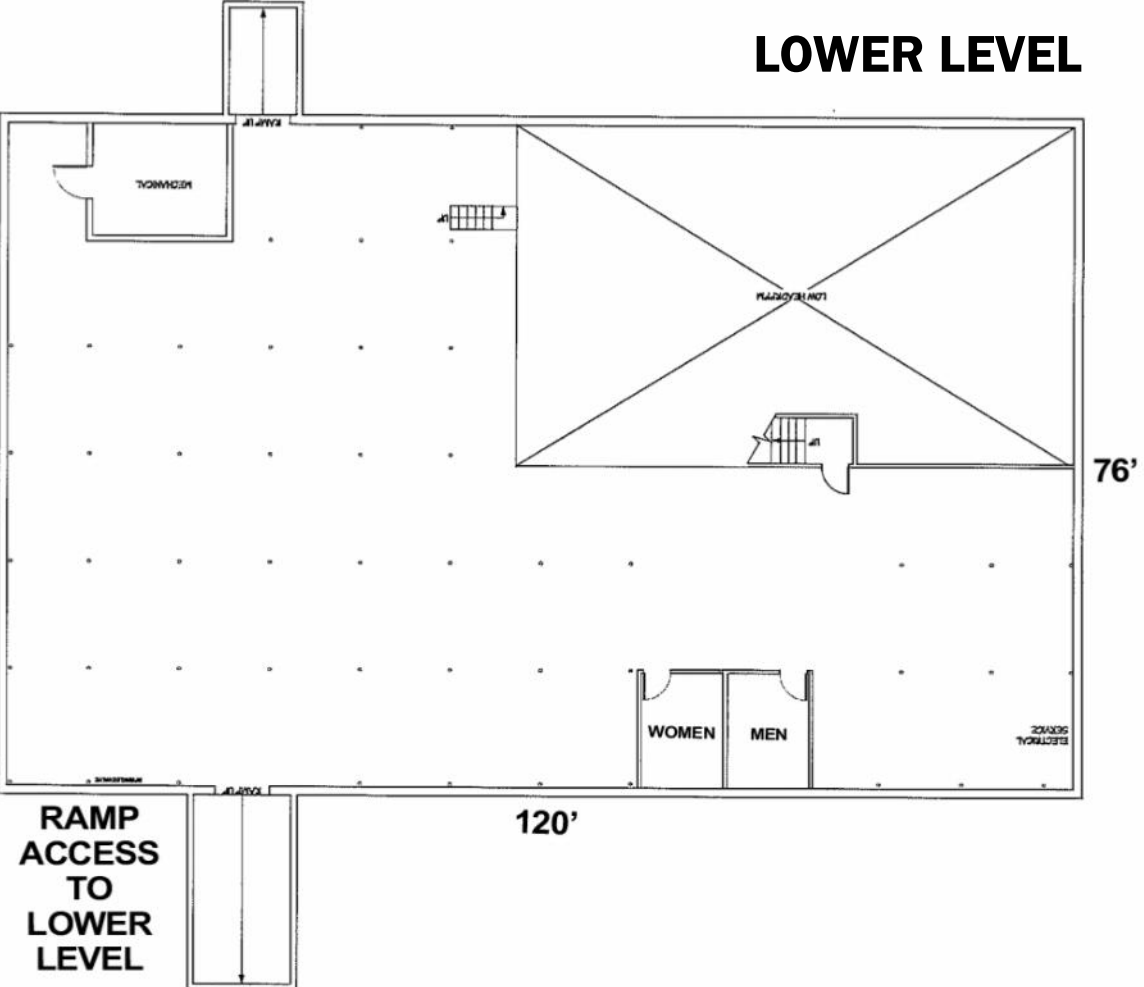
Fire Sprinkler System

UPPER LEVEL

FRONT ENTRANCE



LOWER LEVEL



DELINEATION OF 3 AVAILABLE PROPERTIES



EQUIPMENT INSIDE THE RESTAURANT



Walk-in Coolers



Kitchen



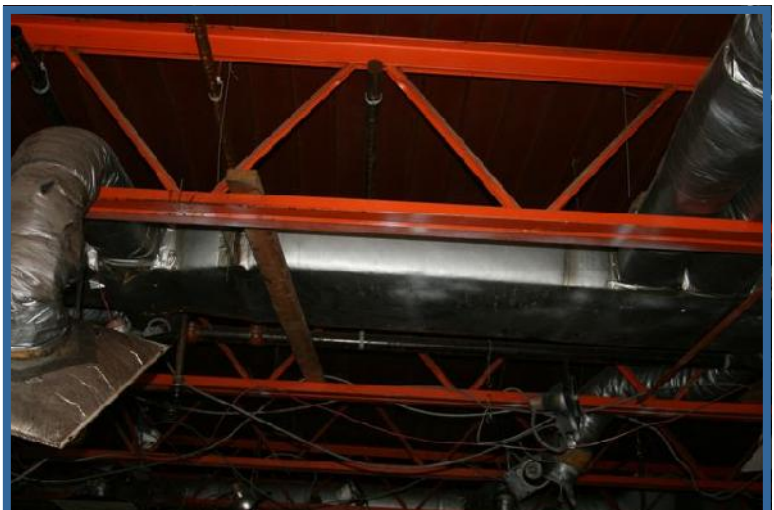
Dish Machine



Ice Maker



Power Supply



Steel Beams and Metal Deck Roof

AMENITIES AND EQUIPMENT INSIDE THE RESTAURANT



Front Dining Room



Beautifully Crafted Bar



New Boderus Logano GE 315 Furnace



Huge Basement Storage



Handicap Accessible Restrooms



Movie Theater

SUBJECT PROPERTY AND NEARBY BUSINESSES



9,480 SF vacant restaurant on subject property



Two properties next door are also available for sale



Historic Essex Steam Train



Historic Essex Steam Train



Structural Graphics



Essex Savings Bank

AERIAL MAP OF IMMEDIATE AREA SURROUNDING THE SITE

