

**Available
For Sale**

**4 MAIN STREET
CENTERBROOK, CONNECTICUT**



- **Corner Parcel**
- **Route 9 Visibility**
- **At the End of Exit Ramp**
- **Close Proximity to Downtown Essex**

CONTACT:
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Corner Parcel For Sale

- ADDRESS:** 4 Main Street, Essex, Connecticut 06426
- LOCATION:** Just off Route 9 Exit #3
- PROXIMITY:** Close proximity to Downtown Essex, Route 9, residential, shopping, entertainment, offices as well as the village of Centerbrook and the towns of Old Saybrook, Deep River, and Westbrook.
- AVAILABLE:** Cleared 1.8 +/- acre site. Remediation action plan with Connecticut DEP to be finalized.
- FRONTAGE:** 300 Feet on Main Street
- LAND:** 1.8 +/- Acres
- FEATURES:**
- Corner Parcel
 - Route 9 Visibility
 - Level site
 - At the foot of the exit ramp
 - At the entrance to downtown
- TRAFFIC COUNT:** 31,200 Average Daily Traffic on Route 9.
- DEMOGRAPHICS:**
- | | <u>3 Miles</u> | <u>5 Miles</u> | <u>10 Miles</u> |
|-------------------------|----------------|----------------|-----------------|
| Total Population | 9,666 | 26,154 | 83,160 |
| Households | 4,194 | 10,791 | 32,702 |
| Median Household Income | \$71,151 | \$69,149 | \$69,468 |
- UTILITIES:** Water: Municipal Sewer: On-Site Septic
- ZONING:** Commercial
- OCCUPANCY:** Immediate
- FOR SALE:** \$1,500,000 upon remediation completion

**For more detailed information, please contact:
TIMOTHY LONDREGAN
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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 to sale, lease, financing, or withdrawal without notice.



Retail Stores in Downtown Essex:

- Aegean Treasures
- Bennie's Farm Market
- Boatique USA
- Boone Associates
- Christmas Barn
- Coldwell Banker
- CT Audubon Eco-Travel
- Crow's Nest
- De Paula Jewelry
- English Accents Antiques
- Essex Art Association
- Essex Books
- Essex Coffee & Tea
- Essex Island Marina
- Essex Mariner
- Fenwick Cottage
- French Hen
- Glass Basket
- Gregory Interiors
- Mitchell Agency
- Note Nest
- Pocket Full of Posies
- Prudential
- Rachel Thomas Realty
- Robinson Funeral Home
- Seaflower Florist
- Silkworm
- Sotheby's Int'l Realty
- Spa of Essex
- Stonewear Clothing
- Swanton Jewelry
- Sweet P's
- That's the Spirit
- Village Provisions
- Visiting Nurses
- Weekend Kitchen

Aerial Map of Centerbrook / Essex, Connecticut

