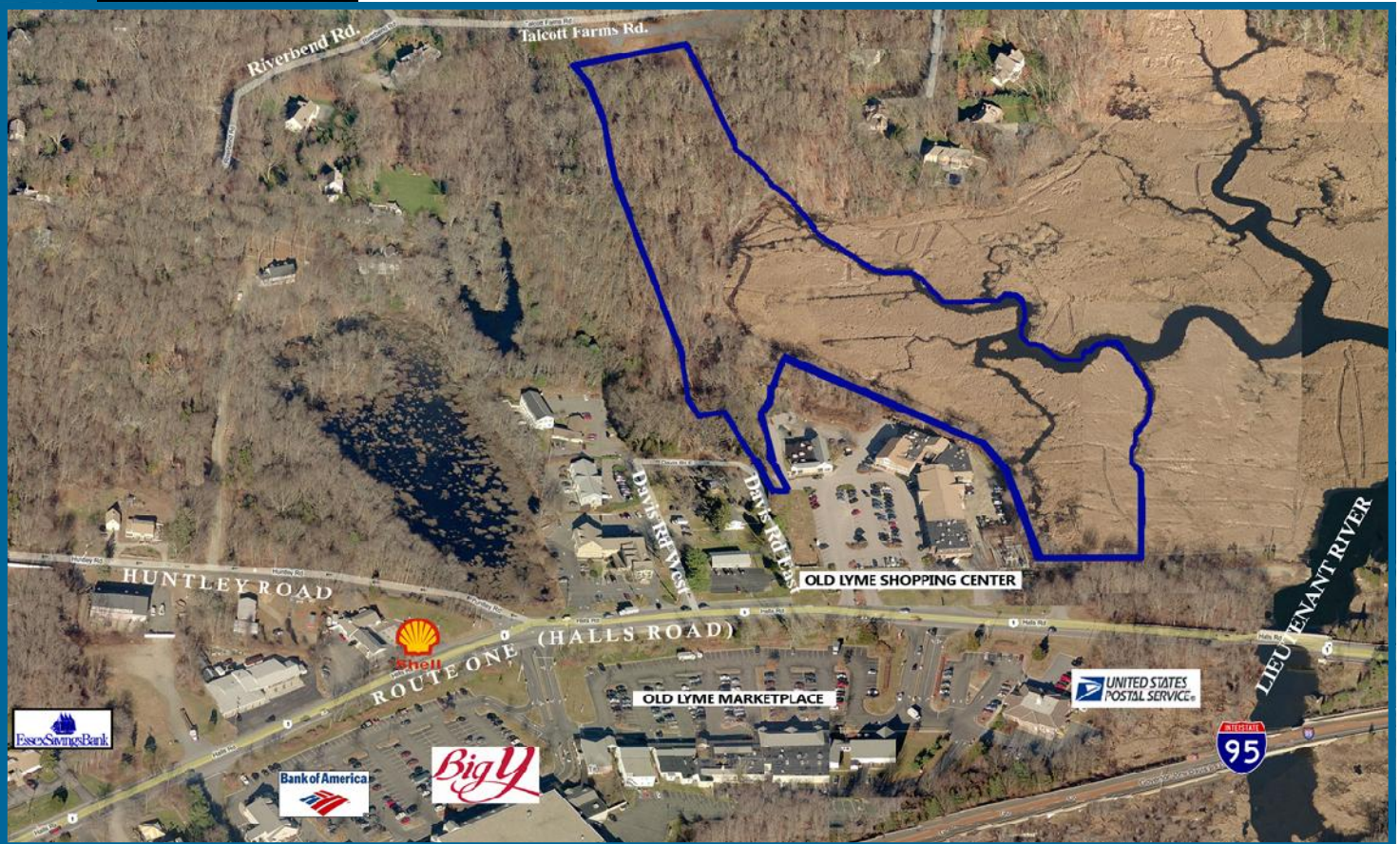


**Available
For
Purchase**

Commercial Land: Residential/Preservation Old Lyme Town Center



- **14.27 Total Acres**
- **9.5 Acres of Salt Marsh**
- **Adjacent to Old Lyme Shopping Center**
- **Across the Street from Old Lyme Marketplace**

CONTACT:
Timothy A. Londregan
P.O. Box 426
Old Saybrook, CT 06475
(860) 388-9100, Ext 1
tim@londregan.com


LONDREGAN
Commercial Real Estate Group
londregan.com

**14 +/- ACRE COMMERCIAL RESIDENTIAL/PRESERVATION
LAND FOR PURCHASE IN OLD LYME, CONNECTICUT**

PROXIMITY: Close to I-95 Exit 70; Route 9, Essex, East Haddam, East Lyme, Old Saybrook.

DESCRIPTION: Vacant commercial and residential land in the center of Old Lyme. The site is on Davis Road, off of Halls Road which is opposite the Big Y Shopping Center. The property includes a 9.5 acre salt marsh and upland.

TRAFFIC COUNT: 8,400 ADT - U.S. Route 1; 73,100 ADT - Interstate 95

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population:	1,054	8,250	25,086
Total Daytime Population:	2,169	9,382	30,323
Median Household Income:	\$98,642	\$86,288	\$80,422

UTILITIES: On-site well and septic

ZONING: C-30 Commercial. Permitted Uses include: retail stores, offices, daycare centers and private schools, nursing homes, hotels, banks, restaurants, boat yards, boat sales and service, motor vehicle sales, leasing and servicing, funeral home, veterinary clinic, and other commercial uses.

POSSESSION: Immediate

FOR SALE: \$300,000

FOR MORE INFORMATION:

Timothy A. Londregan
LONDREGAN COMMERCIAL
REAL ESTATE GROUP
P.O. Box 426
Old Saybrook, CT 06475
(860) 388-9100, Ext 1
Fax: (860) 388-3584
tim@londregan.com



Adjacent half acre parcel also available for purchase

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.

NEARBY TENANTS



