

**Available
For Lease
or For Sale**

**6,850 SF RETAIL/SERVICE
U.S. Route 1, Old Saybrook, CT**

**OPEN TO OFFERS FOR
BANK-SANCTIONED SHORT SALE**



- ◆ **Great Signage**
- ◆ **Excellent Condition**
- ◆ **Glass Showroom Space**
- ◆ **Overhead Door Accessed Service Bays**

CONTACT:

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6,850 SF RETAIL/SERVICE FACILITY

ADDRESS: 309 Boston Post Road (U.S. Route 1), Old Saybrook, Connecticut

LOCATION: On U.S. Route 1 just off Interstate 95 and Route 9.

PROXIMITY: Close proximity to Downtown Old Saybrook, several new car dealers and easy access to Interstate 95 and Route 9.

AVAILABILITY: 6,250 SF plus 600 SF mezzanine office.

ACRES: .89 Acre

FRONTAGE: 71.72 Feet on U.S. Route 1.

DESCRIPTION: Current home to Coastline Motorsports, a retail and service center for motorcycles, Jet Skis and ATVs. Building is expanding to 15,000 SF facility directly across the street.

BUILDING AGE: Built new in 1984.

PARKING: Paved lot for parking and/or vehicle and product display.

TRAFFIC COUNT: 13,300 Average Daily Traffic Count.

DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population:	1,546	12,821	26,988
Total Households:	695	5,610	11,873
Median Household Income:	\$66,749	\$77,361	\$77,638
Daytime Population:	5,446	17,119	33,850

UTILITIES: Municipal water and on-site septic.

ZONING: B-4 - General Business. Permitted uses include retail, office, automotive sales and service, warehouses, wholesale businesses, motels, movie theaters, manufacturers, assembly, processing and research.

OCCUPANCY: Upon transfer of title.

TAXES: \$7,734.42

FOR SALE: \$785,000 - Bank-sanctioned short sale
(current mortgage balance: \$950,000)

FOR LEASE \$10/SF NNN

For more detailed information:
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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 sale, lease, financing or withdrawal without notice.



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