

**Available
For
Purchase**

**2 ACRE RETAIL LAND
380 Boston Post Road
Old Saybrook, Connecticut**



- ◆ **Over 300 Feet of Frontage**
- ◆ **Large Street-level Lot**
- ◆ **Visibility and Traffic Flow**
- ◆ **Just off I-95 and Route 9**

CONTACT:

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



2.06 ACRE COMMERCIAL PARCEL FOR SALE

ADDRESS: 380 Boston Post Road (U.S. Route 1), Old Saybrook, Connecticut

LOCATION: Just off Interstate 95 and Route 9

PROXIMITY: Close to Downtown Old Saybrook

AVAILABILITY: Vacant commercial land

ACRES: 2.06 Acres

FRONTAGE: 305 Feet on U.S. Route 1

DESCRIPTION: Large level lot. Cleared and formerly used as a gravel parking lot.

FEATURES:

- Great visibility
- Minimized site development costs
- Great frontage

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: Connecticut Water service 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: Immediate

TAXES: \$4,880.16

FOR SALE: \$1,050,000

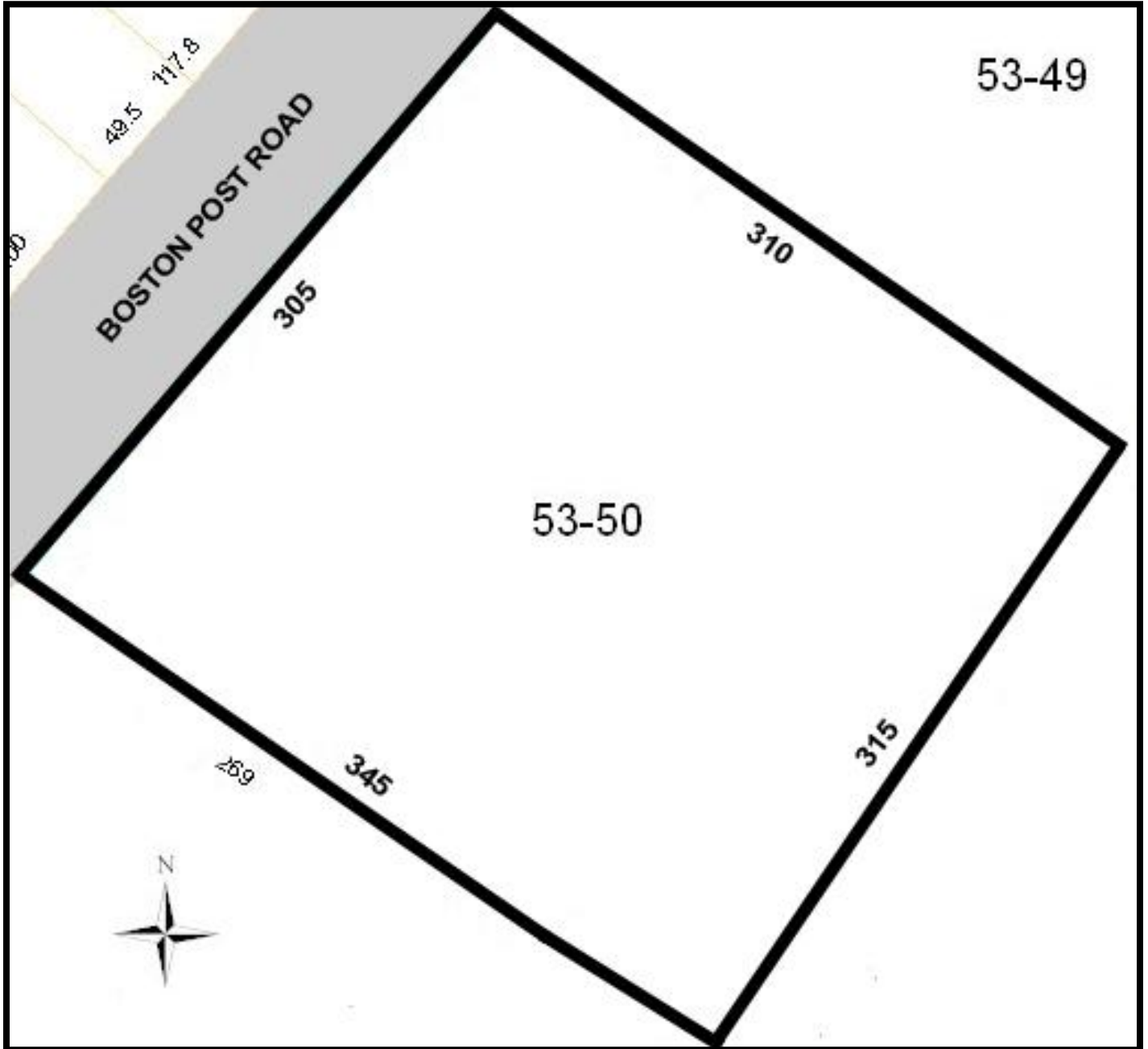
For more detailed information, please contact:

TIMOTHY A. LONDREGAN
LONDREGAN COMMERCIAL REAL ESTATE GROUP
P.O. Box 426 • Old Saybrook, CT 06475
Phone: (860) 388-9100, Ext. 1 • Fax: (860) 388-3584 • Cell: (860) 460-9666
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.

**Parcel Map from Assessor's Office
380 Boston Post Road**



Two Acre Vacant Parcel 380 Boston Post Road (Route 1) Old Saybrook, Connecticut

