

**Available  
For Sale**

# **Commercial Land For Sale 1+/- Acre Old Lyme Town Center**



- Retail • Daycare • Professional Offices
- Boat Sales • Medical Clinic
- Other Commercial Uses Permitted

**Proximity: A&P Shopping Center, restaurants, banks, medical centers; Post Office, close to I-95 & Route 9; just off Route 1 (Halls Rd)**

**PURCHASE FOR \$400,000 OR BUILD TO SUIT**

**CONTACT:**  
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**1 +/- ACRE COMMERCIAL LAND FOR SALE IN OLD LYME, CONNECTICUT**

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

**DESCRIPTION:** Vacant commercial land in the center of Old Lyme. The site is on Davis Road, off of Halls Road which is opposite the A&P Super Foodmart Shopping Center.

**CONCEPTUAL PLAN:** 6,000 SF single story building plus lower level walk-out for warehouse space. 30 parking spaces on site.

**EXPANSION:** The site can be expanded to 1.37 acres or up to 2.34 acres in order to accommodate a larger facility.

**BUILDING AGE:** Brand new construction.

**TRAFFIC COUNT:** 9,900 ADT - U.S. Route 1; 73,100 ADT - Interstate 95

**DEMOGRAPHICS**

	<u>Trade Area</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>	<u>Old Lyme</u>
Total Population:	116,173	7,910	24,905	78,342	8000+
Median HH Income:	\$74,760	\$79,064	\$76,387	\$71,338	\$80,000
Children 9 & under:	9,700	843	2,630	8,564	960
Children 6 & under:	5,462	516	1,488	4,858	640
Daycare Capacity:	831				

**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.

**OCCUPANCY:** Spring of 2009

**FOR SALE:** \$400,000

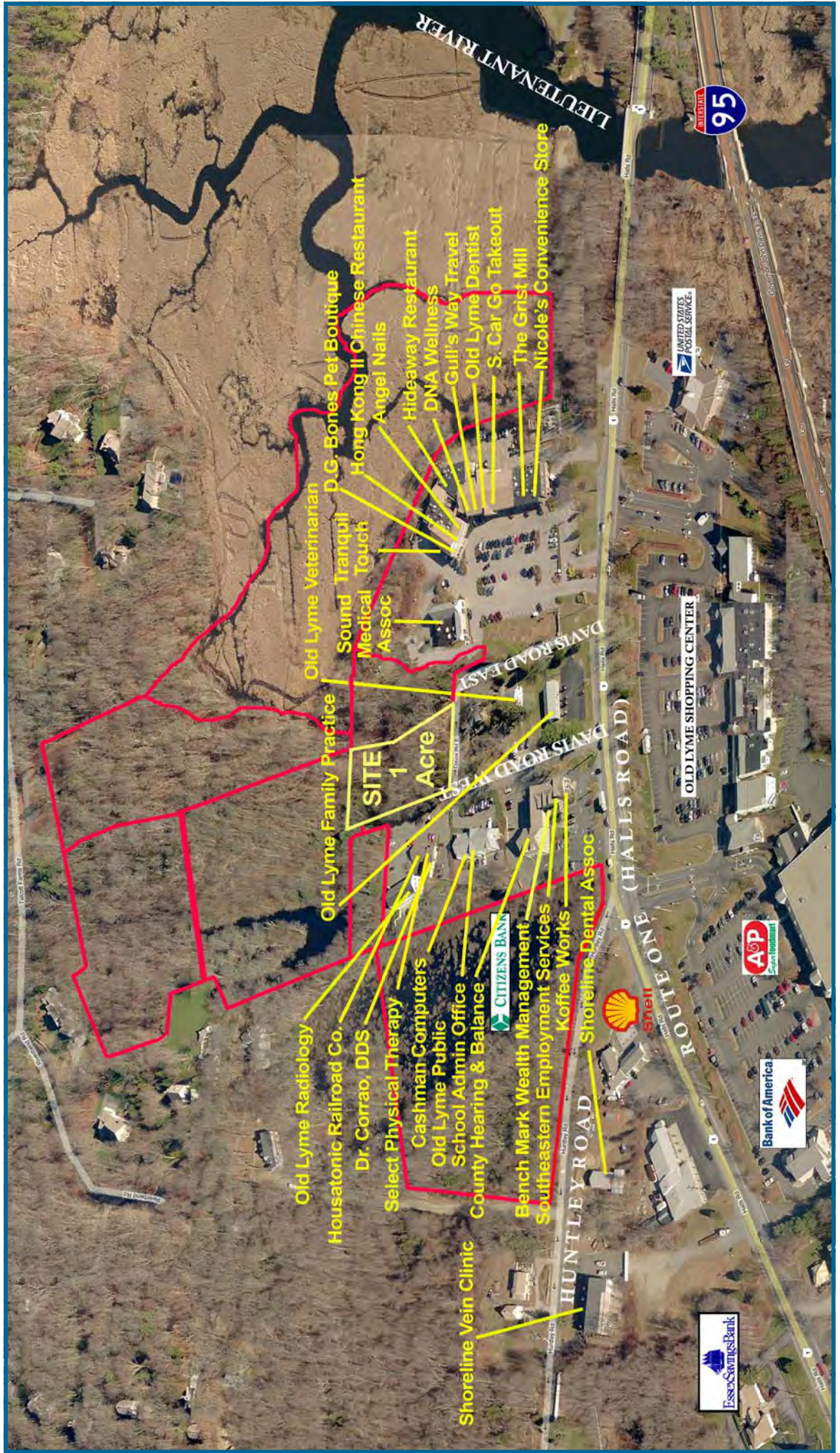
**FOR LEASE:** Will build to suit your needs

**Timothy A. 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 sale, lease, financing or withdrawal without notice

# ABUTTING TENANTS



# DAVIS ROAD OFFICE COMPLEX CONCEPTUAL PLAN

