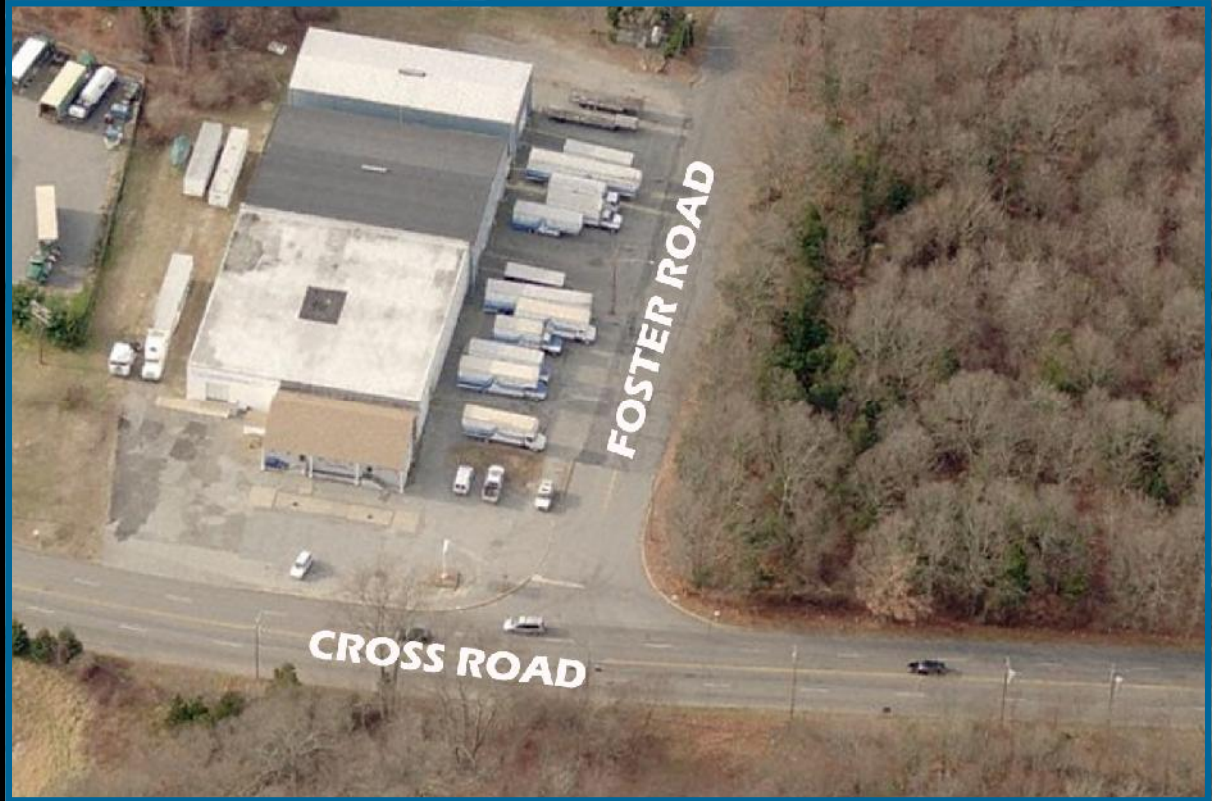


**Purchase
or Lease**

Retail Zoned Warehouse Waterford, Connecticut



- **Cross Road, Just Off I-95**
- **Corner Location**
- **Opposite BJ's, Lowes, Regal Cinemas, Bob's, WalMart's entrance & others**
- **10,000 SF Available**
- **Possible Expansion**

CONTACT:

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



WATERFORD, CONNECTICUT

1.83 ACRES FOR SALE

ADDRESS: 132 Cross Road, Waterford, Connecticut

PROXIMITY: Opposite BJ's, Lowes, Regal Cinemas, Bob's & others.

AVAILABILITY: Immediate

FRONTAGE: 236+/- Feet on Cross Road; 346+/- Feet on Foster Road

DESCRIPTION: 22,800 SF warehouse/retail on busy Cross Road.

FEATURES:

- Retail location • Great indoor recreation property
- Excellent visibility • Retail in a warehouse setting

ACRES: 1.83 Acres (79,715 SF)

BUILDING AGE: 1963+/-

TRAFFIC COUNT: Cross Road: 10,000+/- I-95: 60,700

DEMOGRAPHICS:	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population:	923	26,015	68,195
Median Household Income:	\$56,958	\$58,746	\$56,338
Daytime Population:	2,008	26,256	65,230

UTILITIES: Municipal Water & Sewer; Natural Gas on Cross Rd.

ZONING: Industrial Commercial District (I-C).
Allows by right: restaurants, retail stores, service establishments, bowling alleys, theaters. By special permit: hotels, motels, gas stations, shopping centers and other uses are allowed.

FOR LEASE: 10,000 SF @ \$6/SF NNN

PURCHASE: \$750,000

For more detailed information, contact:

TIM LONDREGAN
LONDREGAN COMMERCIAL REAL ESTATE GROUP
 P.O. Box 426, Old Saybrook, CT 06475
 Phone: (860) 388-9100, Ext 1
 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.

BUILDING DIMENSIONS

