

**Available  
For Sale**

**Industrial Site  
Great Neck Road  
Waterford, Connecticut**



- **11.4 Industrial Acres, Zoned I - G**
- **Industrial, Retail and/or Manufacturing Usage Permitted**
- **421 Feet of Frontage**
- **Gently Sloping, Prime Building Site**
- **Wetlands are Flagged; Map Available**
- **Excellent Visibility with Great Signage**

**CONTACT:**  
Bill Kane  
P.O. Box 426  
Old Saybrook, CT 06475  
(860) 388-9100, Ext 3  
(860) 287-6126 (cell)  
bill@londregan.com



## **11+ Industrial Acres**

**ADDRESS:** 48 Great Neck Road, Waterford, CT (Route 213)

**PROXIMITY:** On busy Route 213; About 2 miles from New London. 3/4 mile from Rope Ferry Road (Route 156).

**AVAILABLE:** 11.4 Industrial Acres

**DESCRIPTION:** Gently sloping vacant land ideal for building site. Some wetlands. Map is available upon request.

**FRONTAGE:** 421 Feet

**TRAFFIC COUNT:** 8,400 Average Daily Traffic

<b>DEMOGRAPHICS:</b>	<b><u>1 Mile</u></b>	<b><u>3 Miles</u></b>	<b><u>5 Miles</u></b>
Total Population:	5,979	39,563	76,361
Median Household Income:	\$63,543	\$48,532	\$51,653
Total Households:	2,524	16,915	30,349
Daytime Population:	2,945	38,574	73,522
In Labor Force:	3,234	21,248	41,496

**UTILITIES:** City water and sewer

**ZONING:** I-G - Industrial Commercial.  
Permitted uses include:  
manufacturing; wholesale and retail sale of lumber, fuel, contractor equipment; professional offices, medical clinics, truck garages, auto body repair shops, etc.

**FOR SALE:** \$599,900

**FOR LEASE:** Land Lease available

**FOR MORE INFORMATION CONTACT:**

**BILL KANE**

**LONDREGAN COMMERCIAL**

**REAL ESTATE GROUP**

**P.O. Box 426**

**Old Saybrook, CT 06475**

**Phone: (860) 388-9100, Ext 3**

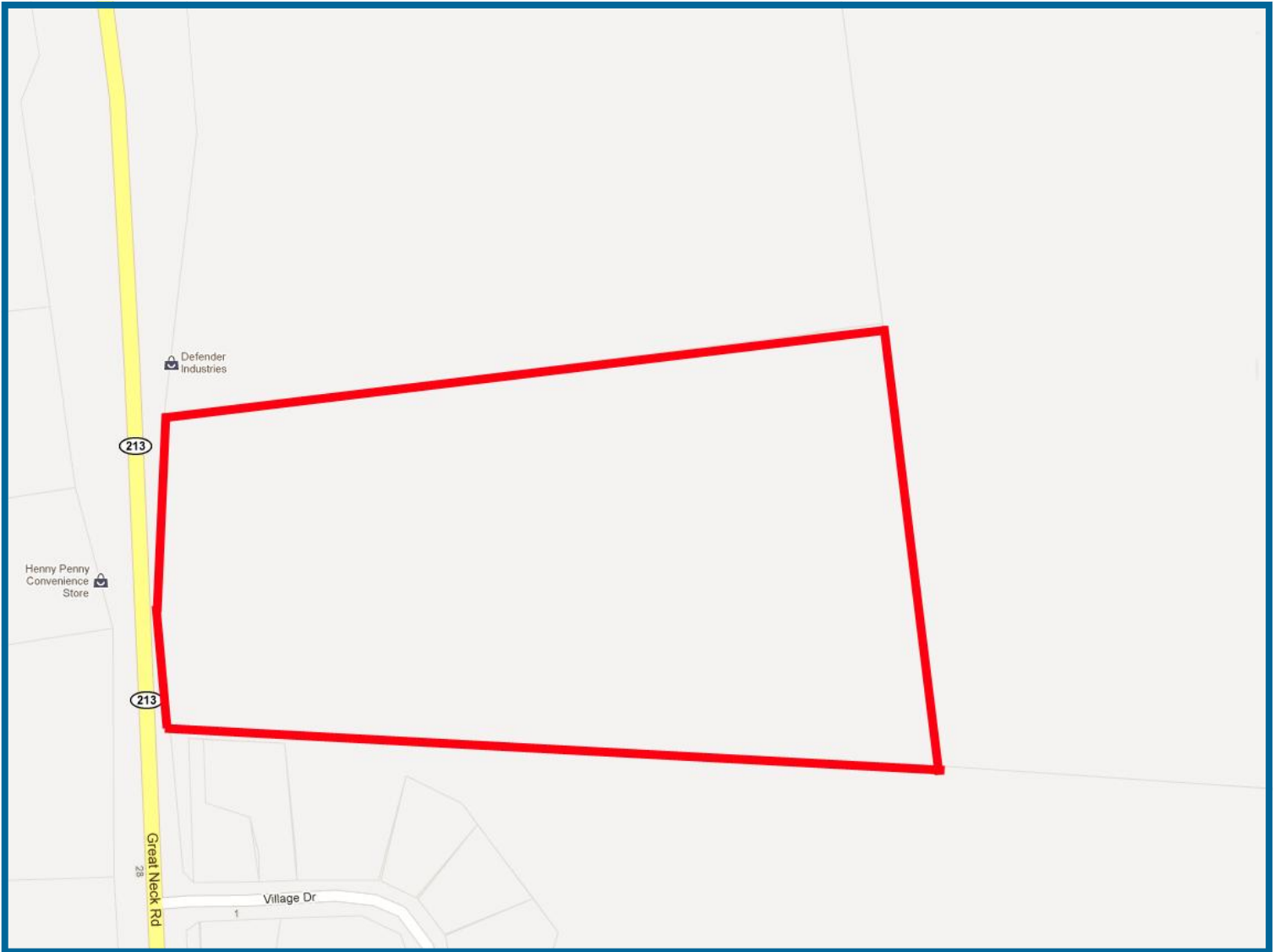
**Cell: (860) 287-6126**

**bill@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.



**11.4 Acre parcel**



**House on the property faces Great Neck Road**



**Entrance to property on Great Neck Road**

