

**Available
For Sale
or Lease**

Retail Development Site 5 Acres Waterford, Connecticut



- Confidential offering - existing businesses on premises
 - Corner Location
 - Opposite BJ's, Lowes, Regal Cinema, Bob's, WalMart's entrance & others
 - Existing warehouse buildings
- Total 40,000 +/- SF**

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LONDREGAN
Commercial Real Estate Group
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**WATERFORD, CONNECTICUT
5 ACRES OF COMMERCIAL LAND
FOR SALE OR LEASE**

ADDRESS: Confidential address on Cross Road, Waterford, Connecticut

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

AVAILABILITY: Negotiable

ACRES: 5+/- Acres

FRONTAGE: 282.26 ft. on Cross Rd.; 743.72 ft. on Foster Rd.

DESCRIPTION: Commercial development site with 40,000 SF +/- of existing warehouses

BUILDING AGE: 1963+/-

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

| | | | |
|---------------------------------|-----------------------|-----------------------|------------------------|
| DEMOGRAPHICS: | <u>3 Miles</u> | <u>5 Miles</u> | <u>10 Miles</u> |
| Total Population: | 22,866 | 71,545 | 153,114 |
| Median Household Income: | \$53,139 | \$51,057 | \$55,891 |
| Daytime Population: | 12,332 | 31,768 | 59,231 |

UTILITIES: Municipal Water & Sewer; Natural Gas on Cross Road

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.

OCCUPANCY: Negotiable

FOR SALE: \$2,800,000

FOR LEASE: \$20,000/month

For more detailed information, please contact:

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BROKERS PARTICIPATION INVITED

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