

FOR SALE / FOR LEASE

DEMOGRAPHICS

TOTAL POPULATION

3 MILE:	40,256
5 MILES:	68,880
7 MILES:	99,941

TOTAL HOUSEHOLDS

3 MILE:	16,280
5 MILES:	28,536
7 MILES:	41,028

AVE. HOUSEHOLD INCOME

3 MILE:	\$70,509
5 MILES:	\$81,861
7 MILES:	\$88,947

FOR SALE \$799,500 & \$85,000/YR ABSOLUTE NNN LAND LEASE AS IS

- **Good Traffic Location:** Located along US Route 1 (East Main Street) in downtown Clinton; adjacent to national retailers; off I-95
- 16,000 Traffic Count
- 0.77 Acre Lot at Corner of a Traffic Light
- It has dual frontage: about 85 feet on Beach Park Road and 72 feet on Main Street. Corner lots have more visibility & access.
- Flat, cleared, and dry site
- Septic, City Water, Gas
- Zoned for a variety of uses - CONTACT US!

retrade

(860) 600-4400 | (617) 600-4400  retradeCRE.com

192 E MAIN ST CLINTON, CT

Contact for Details:
SAM LYMAN
Phone
(860) 876-0359
Email
SL@retradeCRE.com

OTHER PHOTOGRAPH

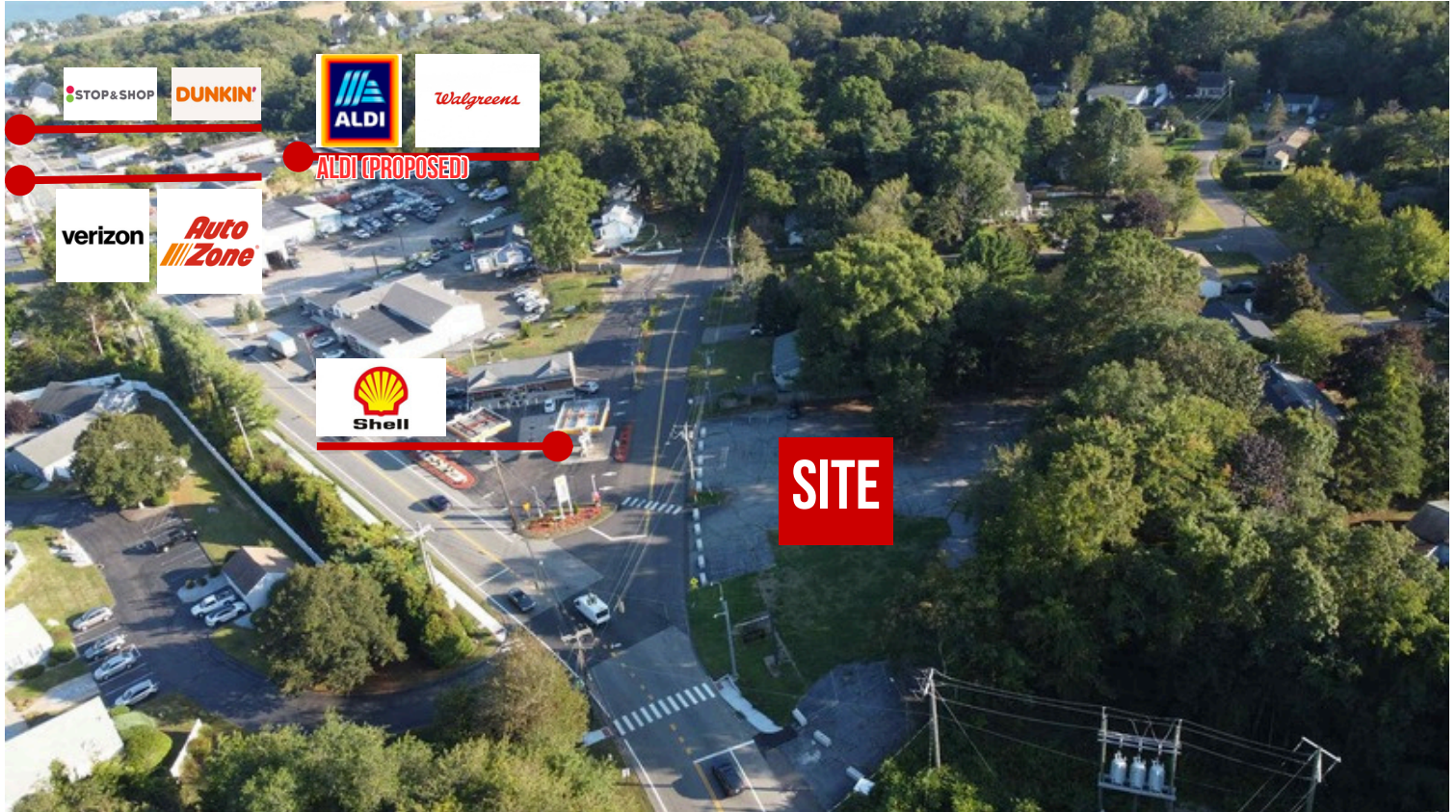


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RETAIL MAP



NEARBY RETAIL & SERVICES

- SHELL
- WALGREENS
- STOP & SHOP
- VERIZON
- AUTOZONE
- DUNKIN

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GRANDFATHERED PYLON SIGN - YOUR LOGO HERE!!



CONTACT US TODAY!

SAM LYMAN

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1. This plan is submitted in support of an application for a building permit for the construction of a new building on the site shown on the attached map. The building is to be used for the purpose of a warehouse and is to be constructed in accordance with the provisions of the Building Code of the City of Los Angeles.

2. The building is to be constructed on the site shown on the attached map. The building is to be used for the purpose of a warehouse and is to be constructed in accordance with the provisions of the Building Code of the City of Los Angeles.

PROPERTY OF JOHN W. WILSON

3. The building is to be constructed on the site shown on the attached map. The building is to be used for the purpose of a warehouse and is to be constructed in accordance with the provisions of the Building Code of the City of Los Angeles.

APPROVED LOCATION SURVEY ON BEHALF OF THE CITY OF LOS ANGELES BY THE ENGINEER J. W. WILSON 1000 S. GARDEN STREET LOS ANGELES, CALIF.		1 1
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