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## **231 GUNGYWAMP ROAD**

Groton, CT 06340

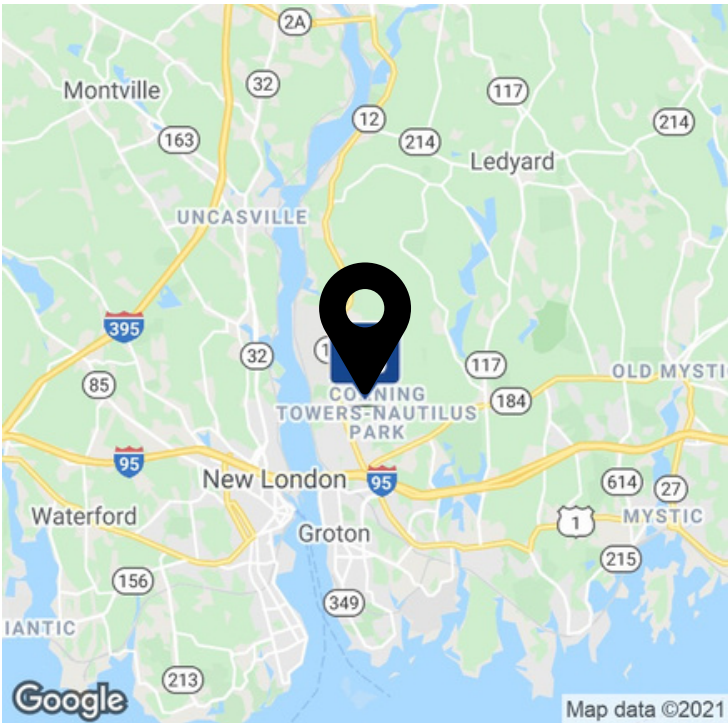
30,000 sqft building aerea

13.44 acres



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## OFFERING SUMMARY

## PROPERTY OVERVIEW

Coldwell Banker Commercial NRT presents for sale 231 Gungywamp Road, located in Groton, Connecticut. This 13.44-acre Development Site is located in a residential area within the RU-20 zone. A former chapel and community center are located on the property, totaling 27,777 SF. The two vacant buildings share a driveway and parking lot.

## PROPERTY HIGHLIGHTS

- 13.44-Acre Redevelopment Site
- Property Features 30,000 SF Chapel & Community Center
- Located in Residential Area Close Proximity to Area
- Employers

Lot Size: 13.44 Acres

Building Size: 30,000 sqft

Zoning: RU-20



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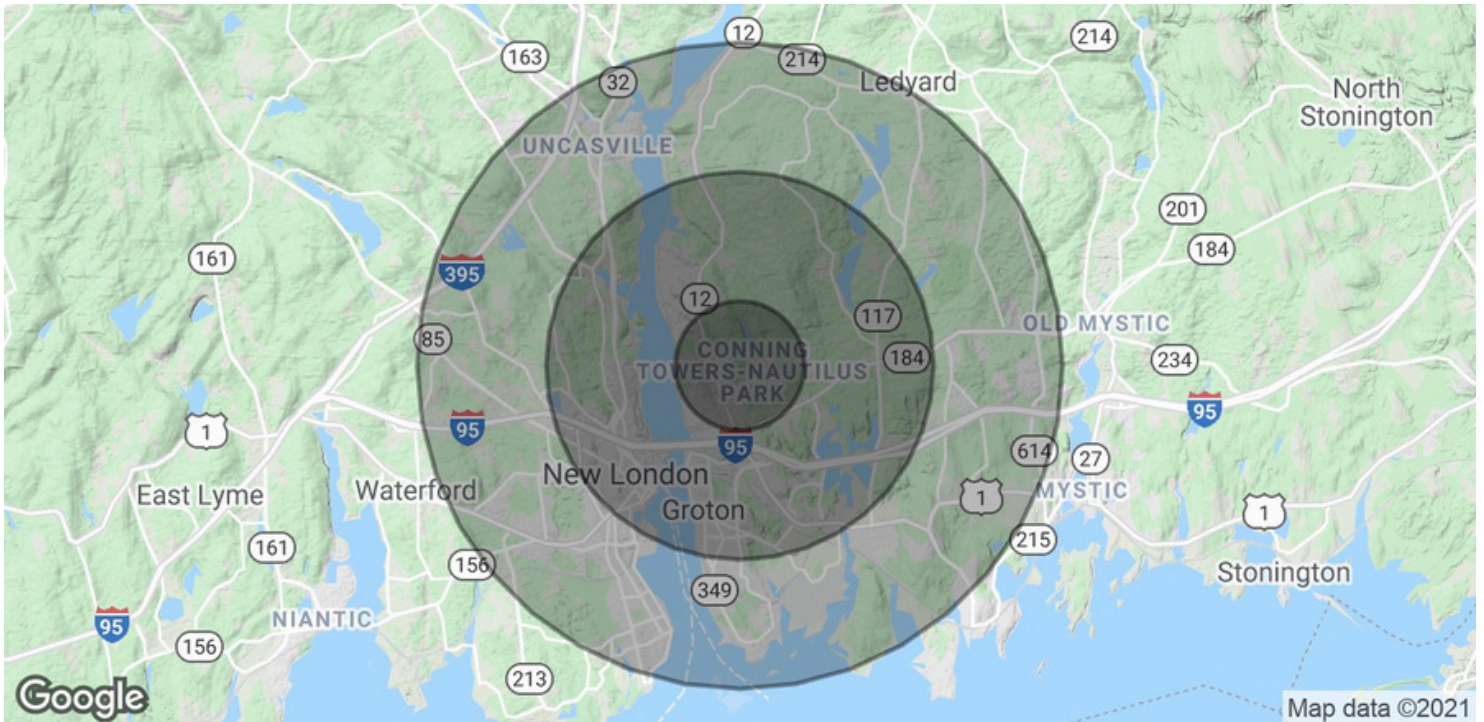
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## STRATEGIC LOCATION 231 GUNGYWAMP ROAD

Groton, CT 06340

**Less than 2 hours from Boston and NYC**



POPULATION		1 MILE	3 MILES	5 MILES
Total Population		3,949	43,612	96,023
Average age		25.6	28.9	33.9
Average age (Male)		24.2	28.5	33.8
Average age (Female)		27.4	29.8	34.5

HOUSEHOLDS & INCOME		1 MILE	3 MILES	5 MILES
Total	households # of	1,368	15,171	35,983
persons per HH	Average HH	2.9	2.9	2.7
income	Average house value	\$62,510	\$61,576	\$67,149
		\$293,232	\$261,556	\$285,242