

Sale price \$1,500,000

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## 10 Sebethe Drive Cromwell, CT 06416

±13 acres with excellent I-91 visibility

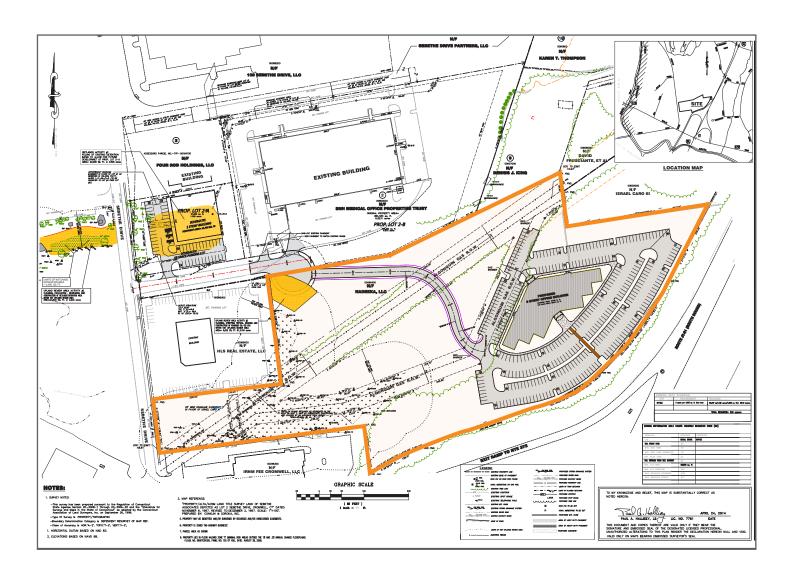
Ideal for office, medical, retail, hospitality, and self-storage

#### **Features**

- Excellent visibility on I-91 with over 100,000 VDP
- Highway Business Zone allows for wide array of uses including self-storage
- 1,242' of frontage on I-91
- Previously approved for 3-story, 74,431 SF office building

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### Site Plan





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### Location



# Demographics

	POPULATION	HOUSEHOLDS	AVERAGE HH \$
1 Mile	4,579	2,305	\$84,656
3 Miles	38,939	17,221	\$103,959
5 Miles	112,549	26,300	\$99,599

### **Traffic Counts**

Berlin Rd & Kirby Rd SE 17,456vpd

I-91 & Berlin Rd SW 100,258vpd



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