



Heritage River Village Development Site

GRISWOLD, CONNECTICUT



Colliers is pleased to present the opportunity for a qualified developer to acquire the Heritage River Village development site at 203-249 Preston Road in Griswold, CT. The mixed-use site is approved for 266 multifamily and single family attached housing units, 210 upscale active adult, independent living or service enriched assisted living and memory care units, up to 32,000 square feet of commercial space, and a 47,400 square foot health or medical complex. Located just 0.5 miles from Interstate 395, Heritage River Village is strategically located in an underdeveloped location between New London, CT and Worcester, MA.

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| ADDRESS | 203-249 Preston Road (CT-164), Griswold, CT |
| TOTAL LAND AREA | ±60.99 acres |
| ZONING | Commercial (C) with Mixed Use Development district overlay |
| APPROVED USE | 266 multifamily and single family attached units 210 active adult, independent living, and/or assisted living and memory care units 32,000 square feet commercial space 47,400 square feet medical or healthcare space |

Investment Highlights

- Approved master plan that includes multifamily, senior housing and memory care, and commercial components
- 32,000 SF of approved commercial space
- A major infrastructure investment from the State of Connecticut totaling nearly \$9 million
- Flexibility within the approved site plan



For more information, contact

JOHN J. CAFASSO, CCIM, SIOR
Principal
860 616 4013
John.Cafasso@colliers.com

IAN HUNT
Associate, Investment Sales
860 616 4020
Ian.Hunt@colliers.com

