

596-616 EAST MAIN STREET

BRANFORD

20 ACRES OF INDUSTRIAL PROPERTY
WITH CLOSE PROXIMITY TO I-95

FOR SALE

\$6,018,000.00

A Prime Development Opportunity. 20 Acres of Industrial Land consisting of 3 contiguous parcels (1.84 acres, 1.65 acres, 16.91 acres) all zoned IG-2. Over 1,000 feet of frontage along busy East Main Street (US-1) in Branford. Three existing Curb Cuts. Three Buildings currently occupied on month-to-month basis create a potential "covered land play." Excellent location with easy access to the I-95 five-way interchange at Exit #56. Close proximity to restaurants, retail, gas stations, Stop & Shop, banks and other service businesses as well as the Shoreline YMCA. Daily Traffic Count: 8,200. Value is in this prime piece of land in the IG-2 Zone. Ready for re-development.

Potential Uses: Bio-tech, business park, business/professional/medical offices, warehouse, restaurants, storage, manufacturing, R&D.

Land

Lots:	3
Area SF:	888,624
Acres:	20.4
Zoning:	IG-2
Frontage:	1116'
Depth:	Varies
% Land Coverage:	.06
% Land Coverage Permitted:	30
Condition of Site:	Level, Dry

Buildings

596 East Main Street

1.5 Story 2 BR/2 BA Residence

SF 1,732

612 East Main Street

2 Story 3BR/3.5 BA Residence

SF 2,904

616 East Main Street

Retail Building

SF 15,004

Transportation

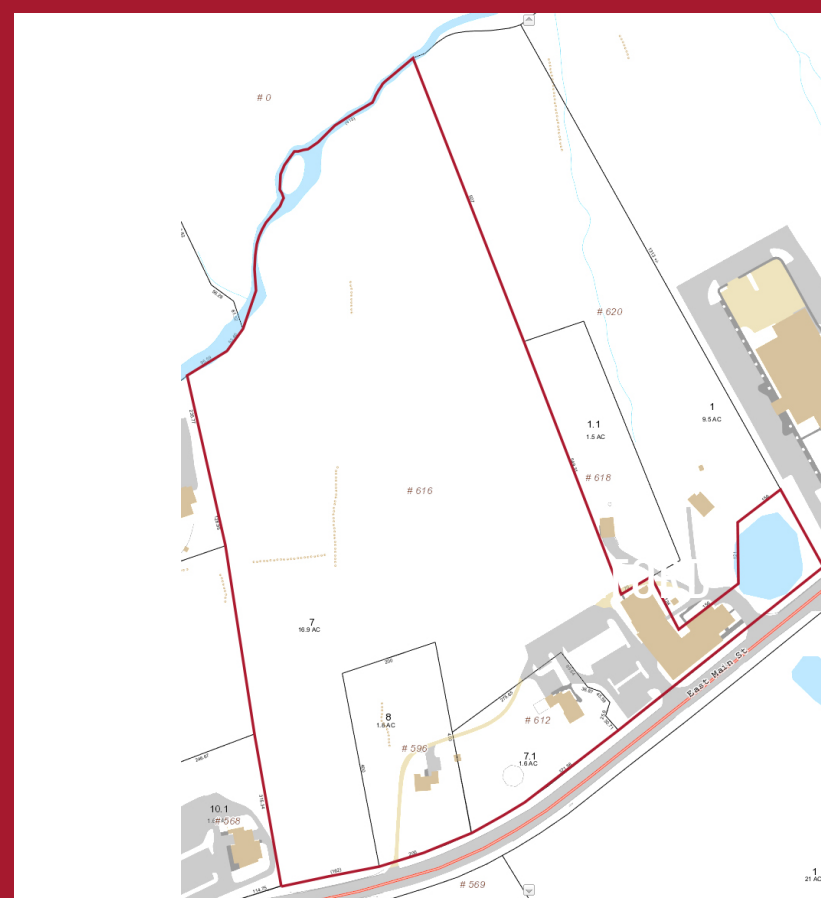
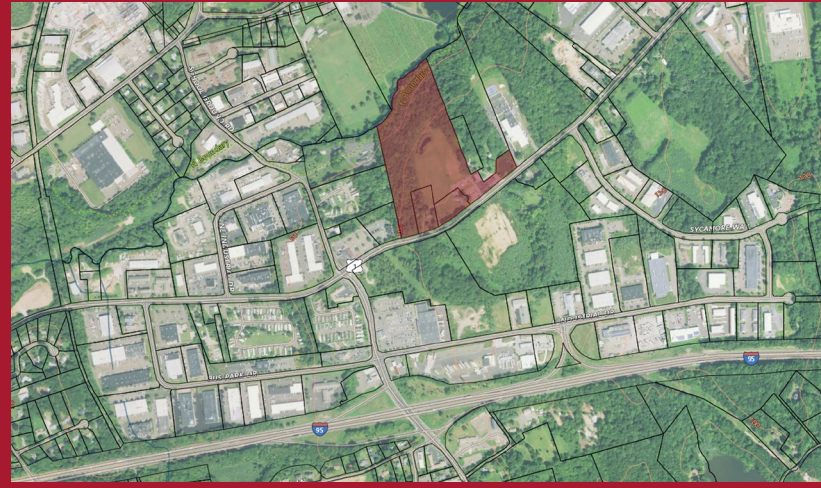
Bus:	Yes
Distance:	Street
Turnpike:	I-95
Exit:	56
Distance:	< 1 Mile

Utilities

Water:	Municipal
Gas:	Yes
Electric:	PubCT
Sewer:	Yes

Tax Assessment

Land:	\$561,870.00
Building:	\$401,940.00
Total:	\$963,810.00
Mills:	29.45
Taxes:	\$26,650.00



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596-616 EAST MAIN STREET, BRANFORD, CT 06405

DEMOGRAPHICS

2021 POPULATION	28,024
MEDIAN AGE	48
AVERAGE HOUSEHOLD INCOME	\$110,950
MEDIAN HOME VALUE	\$376,710
AVERAGE HOUSEHOLD SIZE	2.5

