

DEVELOPMENT OPPORTUNITY | COMMERCIAL PAD SITE ±1.1 ACRES - MAIN STREET CORRIDOR



Seaflower Property Group, LLC



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Address: 38 Elm Street, Willimantic, CT

PRICE OFFERED AT: \$499,000
\$453,636 PER ACRE

Strategically positioned commercial pad site located just off Main Street, directly adjacent to national retail (Family Dollar). This ±1.1-acre parcel benefits from a recorded Reciprocal Easement Agreement providing full vehicular and pedestrian access, including delivery and service vehicles, and is not landlocked.

Positioned along Main Street's commercial corridor, the site offers established traffic flow, shared access infrastructure, and proximity to a proven national tenant. Ideal for retail, medical, office, or service-oriented commercial use with reduced development friction due to existing access and site integration.

Highlights:

- ±1.1 Acre Commercial Pad Site
- Adjacent to National Retail (Family Dollar)
- Recorded Reciprocal Easement (Full Access)
- Not Landlocked – Legal Ingress/Egress Established
- Truck Accessible (Delivery & Service Ready)
- Shared Access & Existing Traffic Flow
- Located in Active Main Street Retail Corridor
- Flexible Commercial Use (Retail, Medical, Office, Service)

Rare opportunity to acquire a fully accessible commercial pad adjacent to national retail along Main Street.