



Redevelopment Opportunity

Peter S. Shiue, CCIM

Senior Broker
+1 203 497 3955
peter.shiue@colliers.com

377 Roosevelt Drive Seymour, CT

Waterfront Redevelopment Site

Colliers is pleased to offer a rare opportunity to redevelop a 0.27 acre direct waterfront site with 122' of frontage along the Housatonic River. Indulge your tenants, clients and customers with stunning, serene views of the river on the Seymour/Oxford line. Renovate the existing 4,192 square foot former restaurant or clear the site and start anew with a blank slate! Current RC-3 (Recreational Commercial) zoning allows for a wide variety of uses, including hotels, convenience stores, liquor stores, cafes, offices, medical and veterinary clinics, yoga studios, fitness centers and banks, among many others.

This site draws from a population of 275,606 within a 10-mile radius, with a median household income of \$104,754. 10,600 Average Daily Traffic (ADT) count. 5.0 miles from CT Route 8 and 8.5 miles from I-84.

205 Whitney Avenue, Suite 300
New Haven, CT 06511
P: +1 203 562 5000
F: +1 203 562 1549
colliers.com/newhaven

Copyright © 2023 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

For Lease

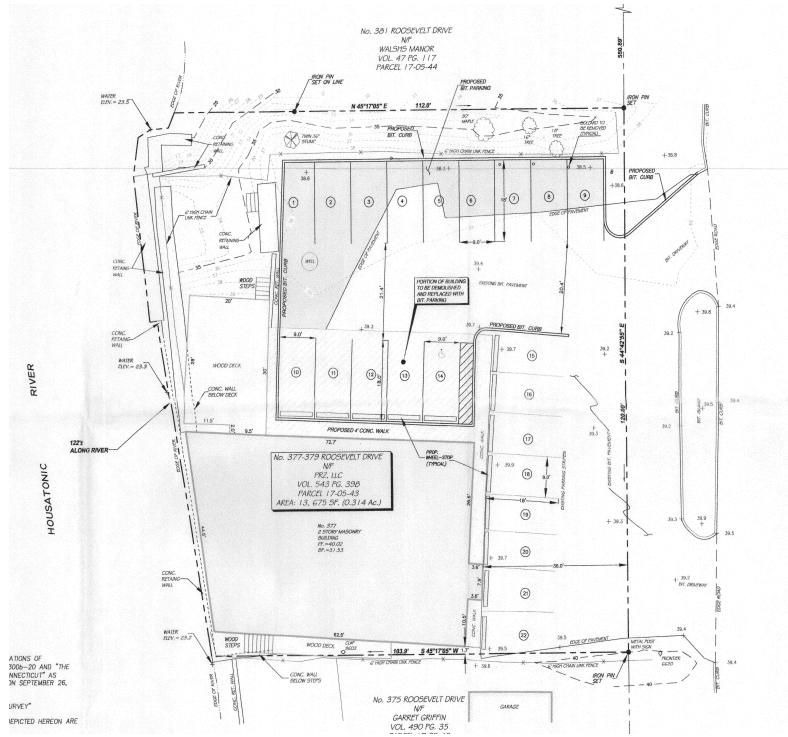
Waterfront Redevelopment Site

| | |
|------------------------|--|
| Address: | 377 Roosevelt Drive (Route 34) |
| City: | Seymour, CT |
| Site Area: | 0.27 acres |
| Improvements: | 4,192 square foot former restaurant can be cleared |
| Utilities: | public water, septic |
| Parking: | 22 Proposed |
| Zoning: | RC-3 (Recreational Commercial) |
| Location: | 5.0 miles from CT Route 8 8.5 miles from I-84 |
| Property Taxes (2023): | \$7,303.68 |

Demographics

| | 1 MILE | 3 MILES | 10 MILES |
|-------------------------|-----------|----------|-----------|
| population (2022) | 17,297 | 81,126 | 275,606 |
| median age (2022) | 45.2 | 43.3 | 45.9 |
| median HH income (2022) | \$116,510 | \$87,960 | \$104,754 |

Proposed New Construction



Contact:

Peter S. Shiue, CCIM
 Senior Broker
 +1 203 497 3955
 peter.shiue@colliers.com

Colliers
 205 Whitney Avenue, Suite 300
 New Haven, CT 06511
 P: +1 203 562 5000
 F: +1 203 562 0549
 colliers.com/newhaven