

Redevelopment Opportunity

377 Roosevelt Drive,
Seymour, CT

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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.

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For Lease

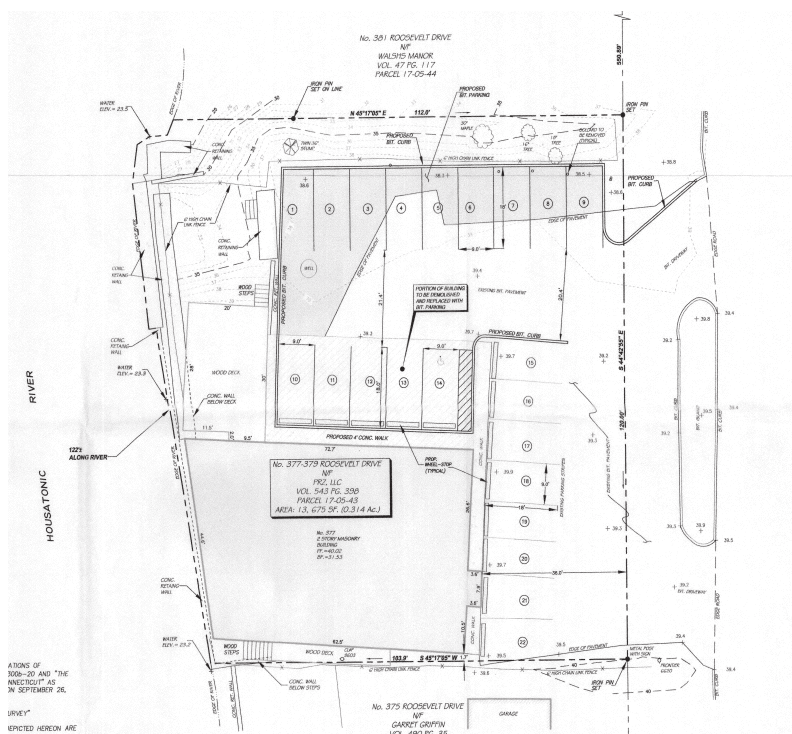
Waterfront Redevelopment Site

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



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