

DEVELOPMENT OPPORTUNITY | 3.38± ACRE FOR SALE

INDUSTRIAL LAND AVAILABLE

313 Spring Street, Southington, CT 06489

REDUCED PRICE: \$314,900



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313 Spring Street
3.38 acres

- ### Property Highlights
- 3.38 acre
 - Zoning: I-1
 - ±385' frontage on Spring St
 - 0.7 mile from Exit 32 I-84

For more information contact:

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O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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SITE INFORMATION	SITE AREA	ASSESSMENT	MILL RATE	TAXES	ZONING
313 Spring Street	3.38± acres	\$75,700	30.64	\$2,319.45	I-1
MIN. ACRES FOR SALE: 3.38± acre					
TOPOGRAPHY: TBD					
FRONTAGE: 385± feet on Spring Street					
SITE IMPROVEMENTS: None					
POTENTIAL USES: Industrial development					
UTILITIES: SEWER: TBD WATER: TBD					
HIGHWAY ACCESS: 0.7 miles from I-84 Exit 32					
COMMENTS: Development Opportunity consisting of 3.14± acre					
DIRECTIONS: I-84 to Exit 32, head north on Rt. 10, Use left to lanes to turn left on Spring St. Property will be on your right.					

Property Highlights

- 3.38 acre
- Zoning: I-1
- ±385' frontage on Spring St
- 0.7 mile from Exit 32 I-84
- Permitted Uses
 - Manufacturing, processing or assembly of goods
 - Farm or construction equipment sales and services
 - Greenhouses and nurseries
 - Research Laboratories
 - Warehouses for finished goods
 - Health clubs and gyms
 - Scientific research, manufacture of bio-medical products
 - Communication
 - Manufacturing or assembly of electronic, computer or robotics
 - Business and professional offices
 - Hotels which may include a restaurant
- Special Permit Uses
 - Conference Center
 - Executive Park
 - Dinner Theater and Movie Houses
 - Outdoor Storage
 - Veterinary/Animal Hospital/Kennel
 - Medical Marihuana production
 - Public Garage

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	3,738	40,932	137,995
2024 Population:	3,725	41,076	138,032
Pop Growth 2019-2024:	(0.35%)	0.35%	0.03%
Average Age:	46.60	41.40	40.60
Households			
2019 Total Households:	1,644	17,268	56,517
HH Growth 2019-2024:	(0.43%)	0.30%	(0.02%)
Median Household Inc:	\$66,403	\$71,233	\$67,253
Avg Household Size:	2.20	2.30	2.40
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$208,490	\$228,809	\$225,197
Median Year Built:	1969	1970	1963

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