

LAND FOR SALE

DEVELOPMENT OPPORTUNITY- LITCHFIELD, CT

342 Bantam Rd Litchfield, CT 06759

PROPERTY DESCRIPTION

Positioned along Route 202 in the heart of Litchfield, this ±6.00-acre parcel presents a rare mixed-use and commercial development opportunity within one of Connecticut's most desirable communities.

Zoned C-202, the property supports a wide range of permitted uses including multifamily, retail, hospitality, medical office, and mixed-use development. The area is in dire need of an apartment complex.

The site offers frontage and primary access from Bantam Road (CT Route 202), with additional access from Milton Road, providing excellent visibility and circulation flexibility. An established restaurant will remain on-site with shared parking accommodations in place.

Surrounded by established residential neighborhoods, retail activity, and regional amenities, the property is ideally positioned for a variety of development concepts.

PROPERTY HIGHLIGHTS

- ±6.00-acre development site
- Flexible C-202 zoning
- Frontage on Route 202
- Multiple access points
- Wetland studies completed
- Flat, development-ready topography
- Strong multifamily & mixed-use demand



OFFERING SUMMARY

Sale Price:	\$2,499,000
Number of Units:	1
Lot Size:	+/- 6.00 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,018	5,205	30,367
Total Population	4,548	12,444	73,597
Average HH Income	\$140,851	\$148,848	\$119,853

Mario Longobucco

(860) 307-5945



COLDWELL BANKER
COMMERCIAL
REALTY

LAND FOR SALE

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COMMERCIAL DEVELOPMENT

OPPORTUNITY

 342 Bantam Road
Litchfield, CT 06759

PROPERTY HIGHLIGHTS

-  **±6 Acres**
Prime commercial land
-  **Excellent Visibility & Access**
Frontage on Bantam Road (Route 202)
-  **Flexible Development Potential**
Retail, office, industrial, flex, medical, or mixed use
-  **Established Commercial Area**
Surrounded by businesses, services, and residences
-  **Utilities Available**
Public water, sewer, electric and natural gas in area



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SALE

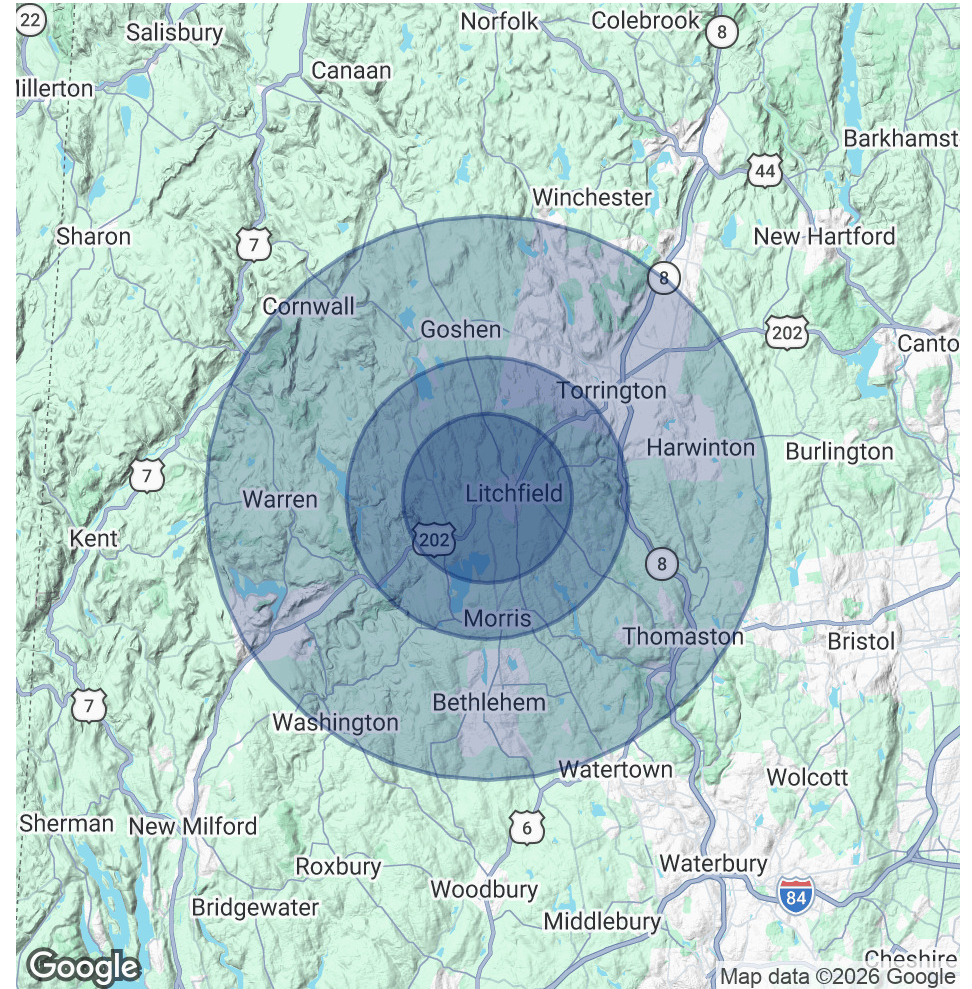
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,548	12,444	73,597
Average Age	52.1	50.9	46.1
Average Age (Male)	48.1	47.5	44.8
Average Age (Female)	53.7	51.6	47

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,018	5,205	30,367
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$140,851	\$148,848	\$119,853
Average House Value	\$445,414	\$440,982	\$335,963

2023 American Community Survey (ACS)



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