



OFFERING MEMORANDUM

Development Parcel

1 HUNTLEY ROAD

OLD LYME CONNECTICUT

\$795,000



GINO PENASA (860) 984-5101 www.seaportre.com



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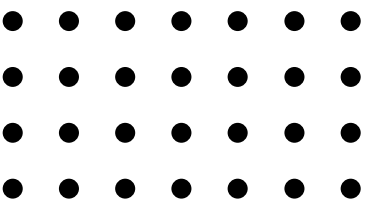
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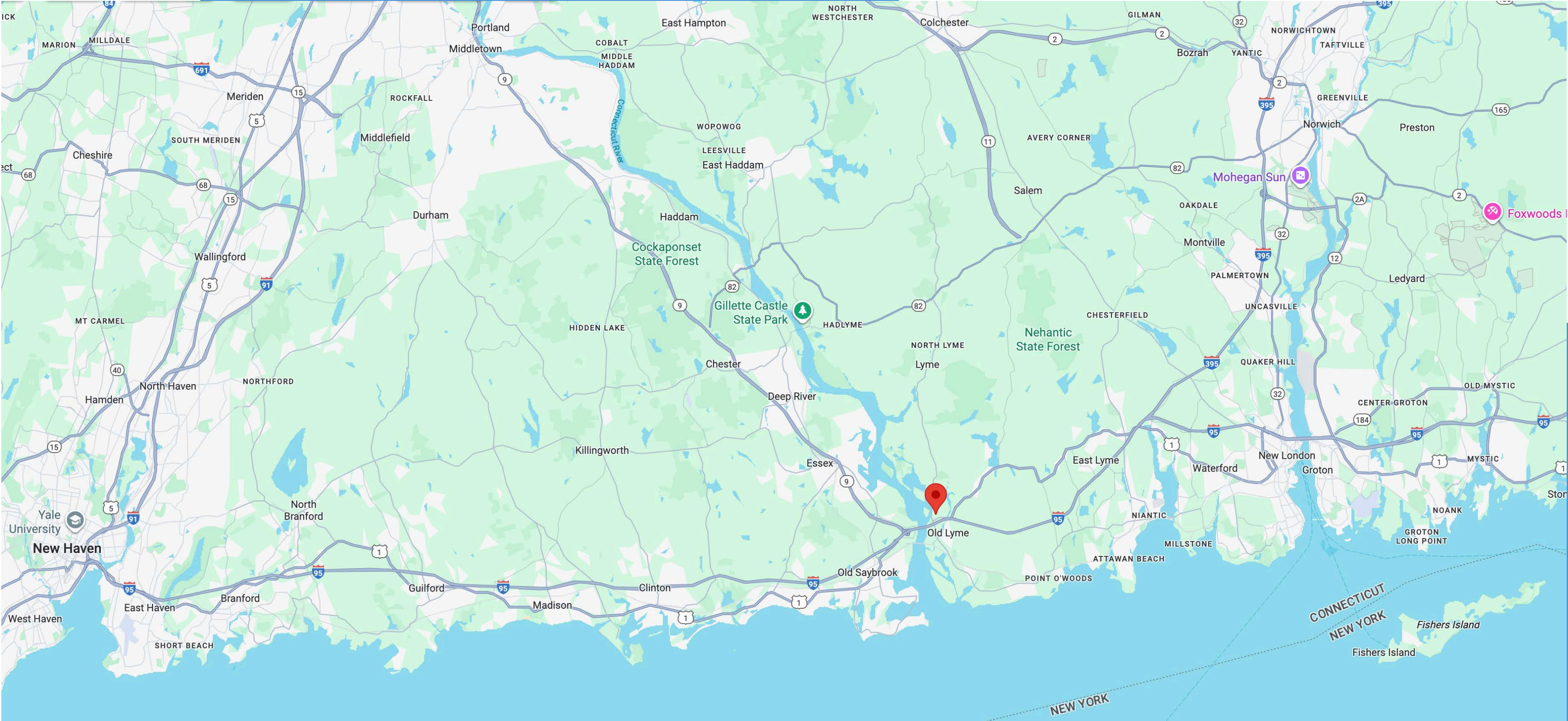
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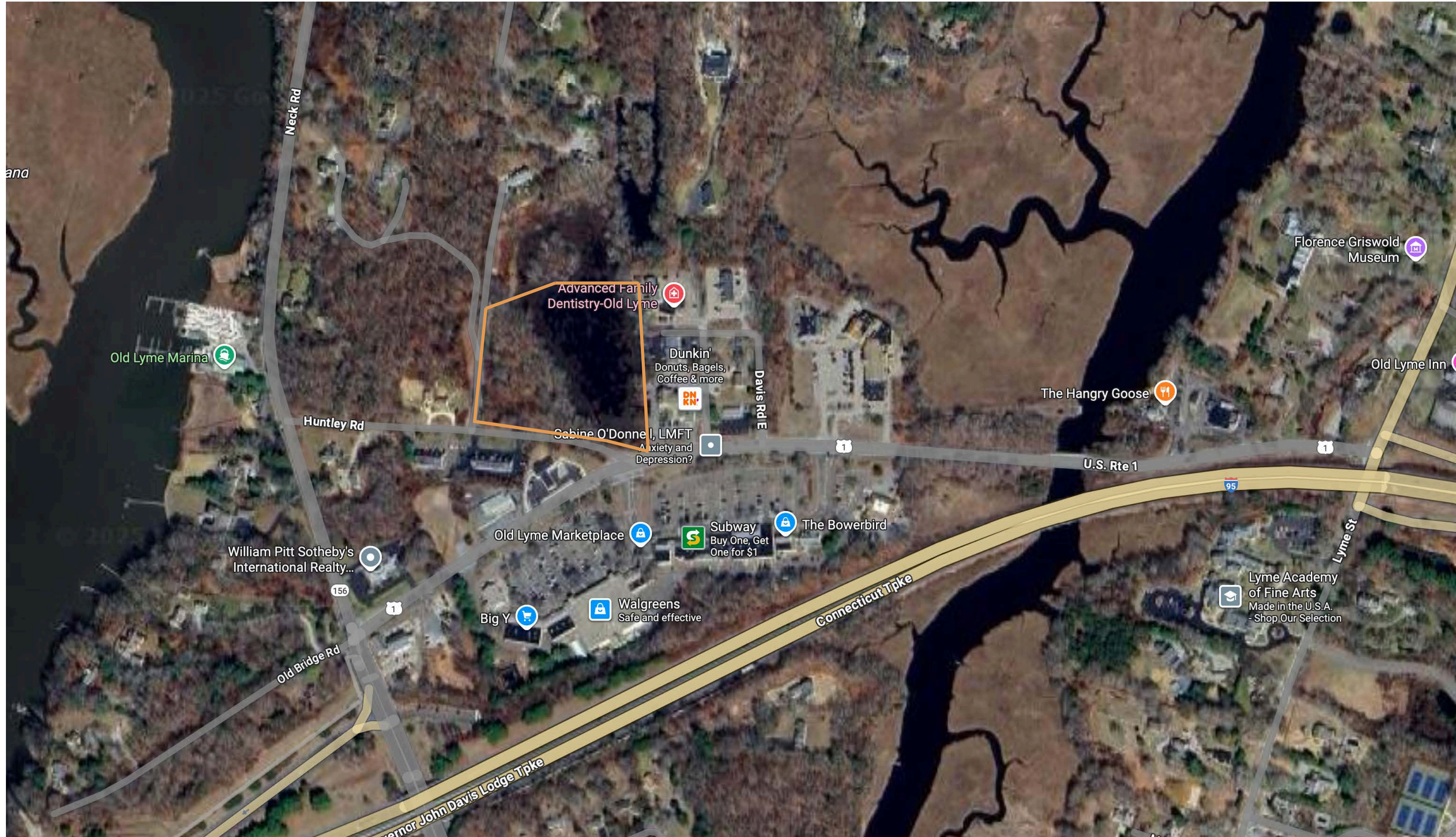
**IMPORTANT
DISCLOSURES**





LOCATION





and

Old Lyme Marina

William Pitt Sotheby's
International Realty...

Advanced Family
Dentistry-Old Lyme

Dunkin'
Donuts, Bagels,
Coffee & more

Sabine O'Donne I, LMFT
Anxiety and
Depression?

Old Lyme Marketplace

Big Y

Walgreens
Safe and effective

Subway
Buy One, Get
One for \$1

The Bowerbird

The Hangry Goose

Florence Griswold
Museum

Old Lyme Inn

Lyme Academy
of Fine Arts
Made in the U.S.A.
- Shop Our Selection

Old Bridge Rd

Connecticut Turnpike

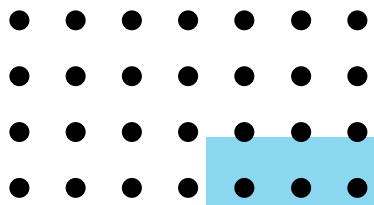
Governor John Davis Lodge Tpke

Lyme St

This is a detailed topographic map of a land parcel, identified as "LOT C-1" with dimensions "200.00 FT. BY 1.12 ACRES". The map shows the parcel's boundaries, including a "BOUNDARY LINE" and "ZONING LINE". It also depicts "INLAND WETLAND" areas, "HALLS ROAD", "HUNTLEY ROAD", and "DAVIS ROAD WEST". The map includes contour lines, a north arrow, and various survey points and measurements.

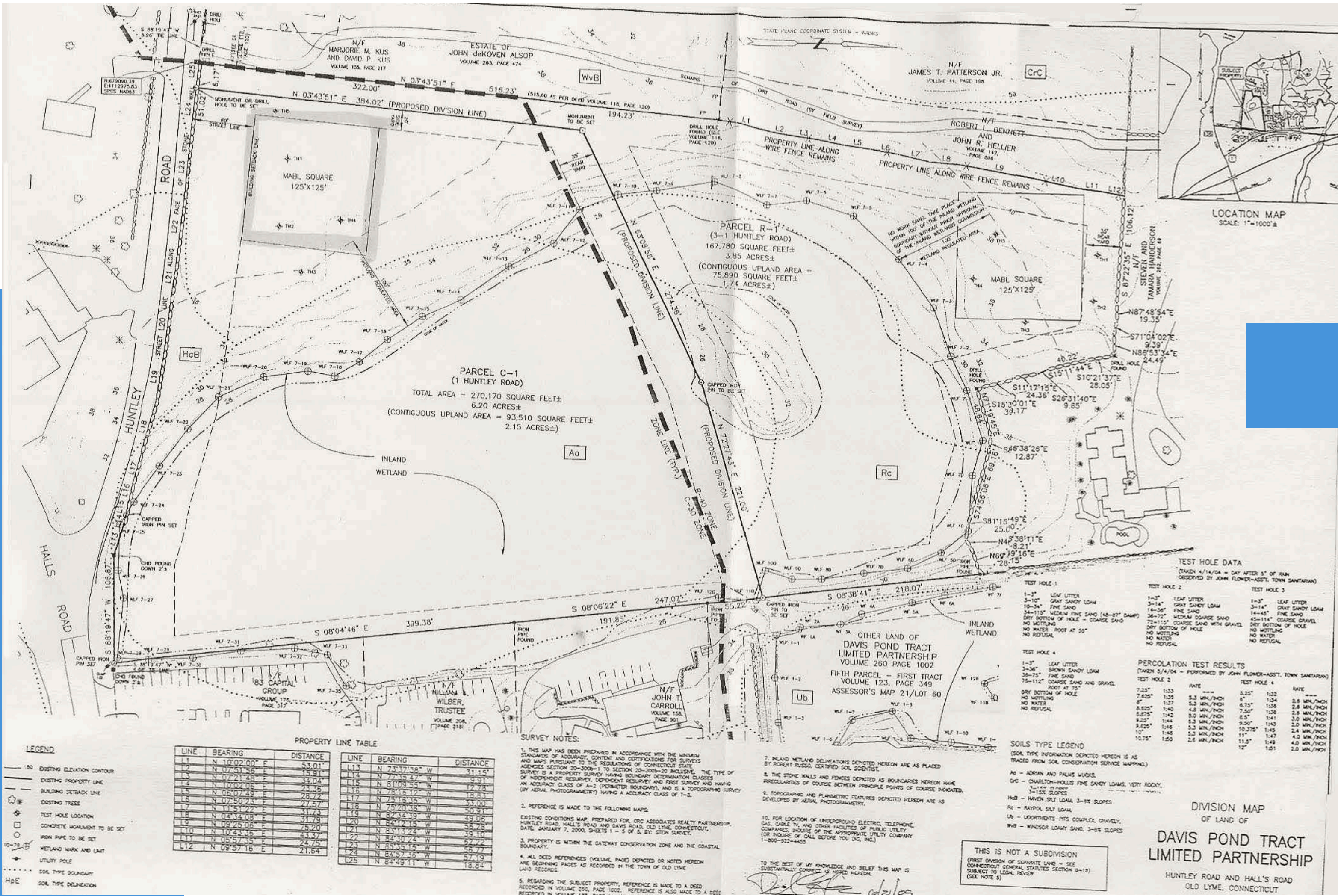
Several development options have been explored for this property including a 14,000 sf office building, a 16,000 sf storage facility and a 16 unit residential development. Previously received preliminary approved for the office building concept

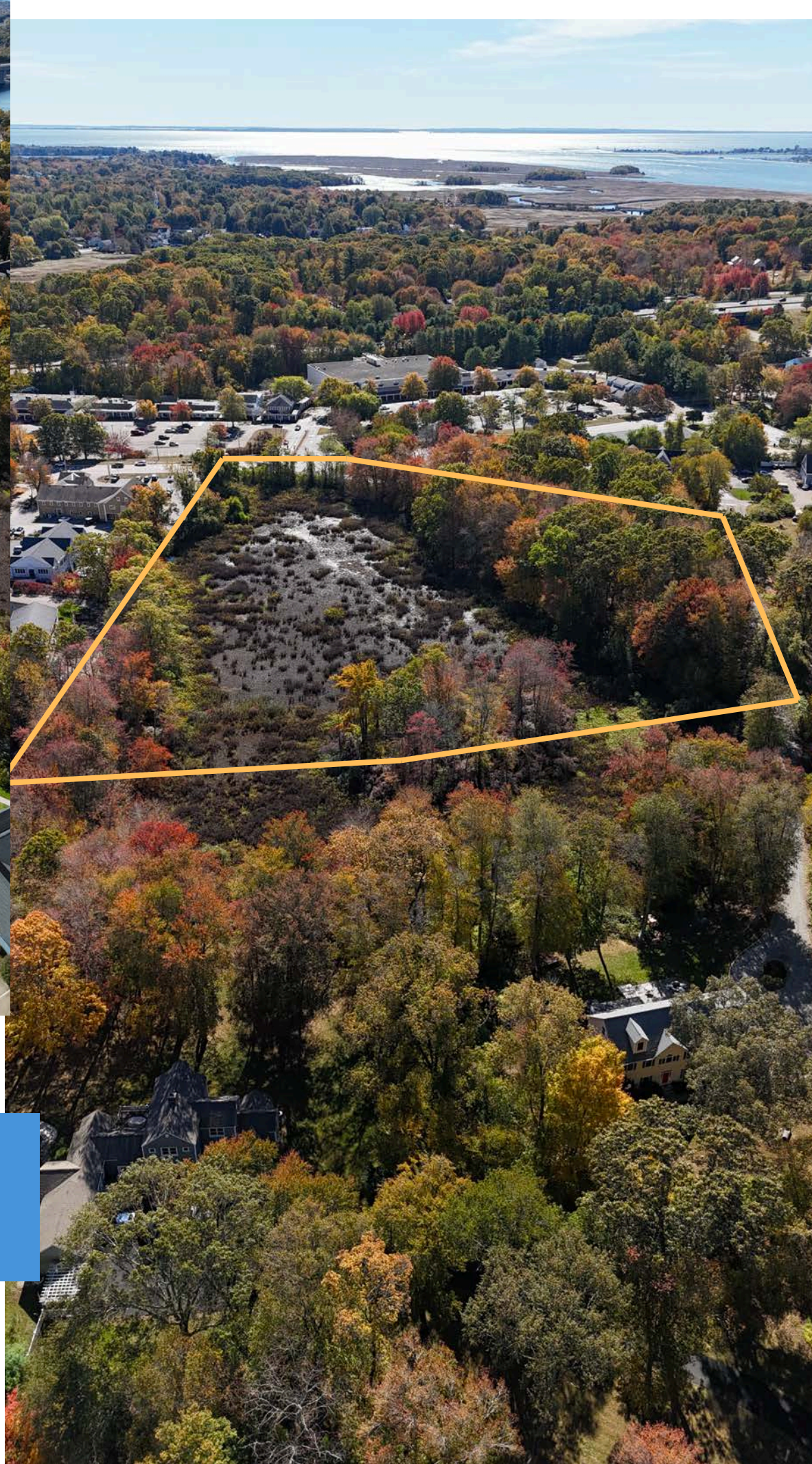
- A 6.2 ac. Parcel
- C-30 zoning offers multiple development options
- Direct access to the I-95 corridor
- High traffic frontage, 8400 cars per day
- Directly across from Old Lyme's main retail plaza
- Well in place



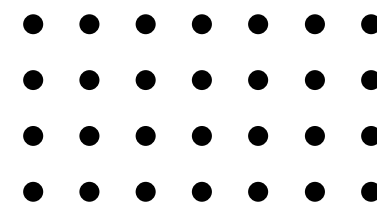


Survey





Aerials



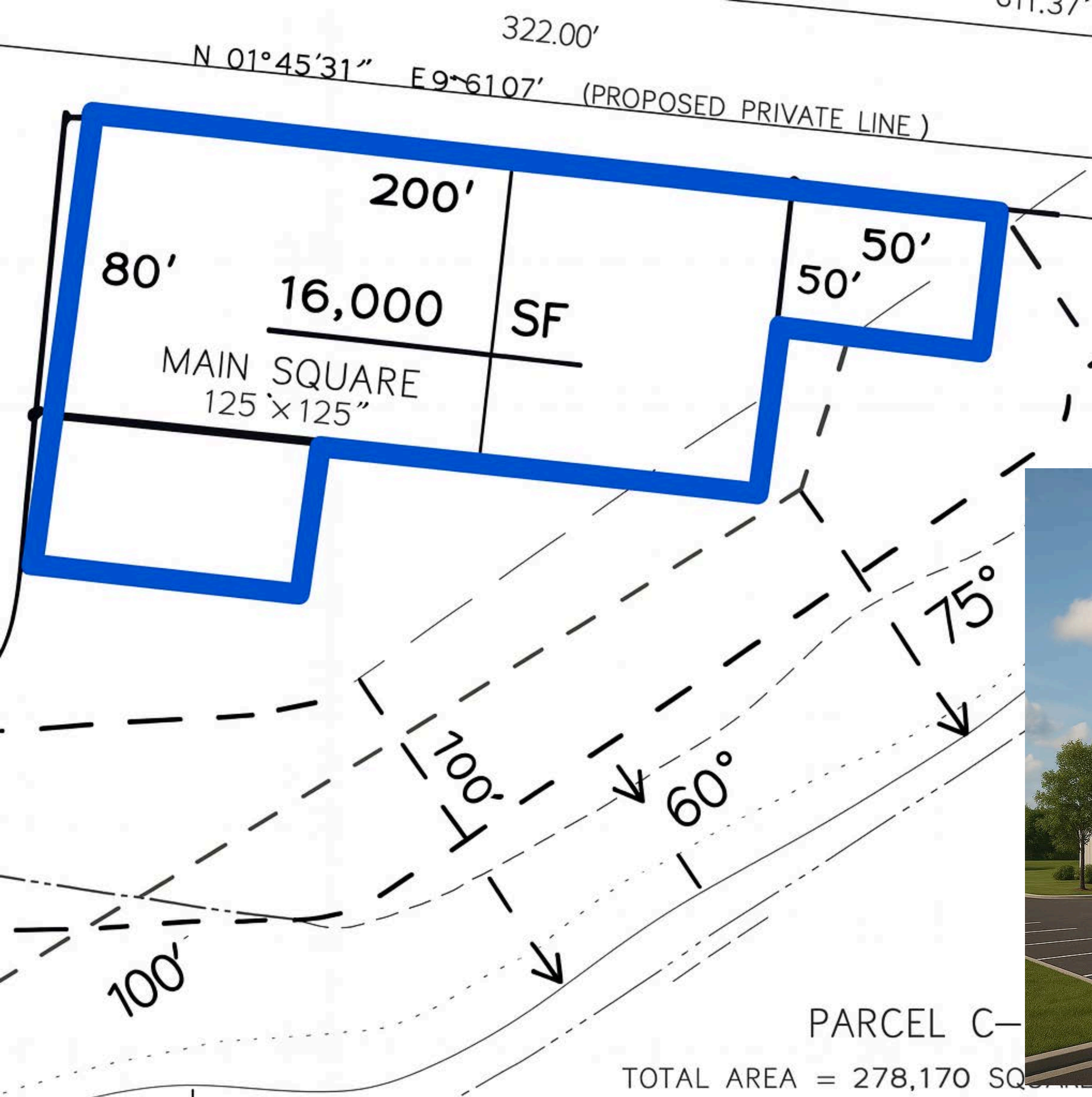
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| ITEM | QUANTITY |
|--------------------------------|------------------------|
| TOTAL PARCEL AREA | 6.20 ACRES |
| WETLAND ACTIVITY AREA | 0.0 SF = 0.0 ACRES |
| WETLAND FILL VOLUME | 0.0 CU. YD. |
| 100' REVIEW ZONE ACTIVITY AREA | 12,011 SF = 0.28 ACRES |
| TOTAL SITE DISTURBANCE | 1.25 ACRES* |
| PROPOSED PAVEMENT AREA | 28,400 SF = 0.65 ACRES |

*SINCE SITE DISTURBANCE IS < 5 ACRES, DEP REGISTRATION IS NOT REQUIRED FOR THIS PROJECT.



16,000 sf
Warehouse or
Storage Concept







KEY DEMOGRAPHICS

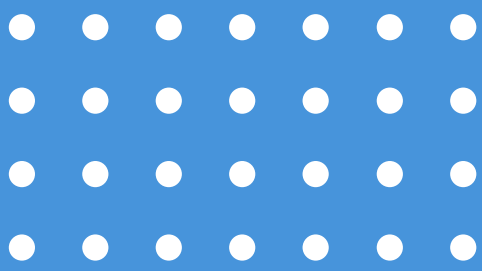
Highlights

- **Population (Town of Old Lyme): 7,400**
- **Median Household Income: \$112,000 (vs. \$90,213 CT statewide)**
- **Median Age: 52**
- **Owner-Occupied Housing: 84%**
- **Poverty Rate: 5% (lower than the state average of 10%)**
- **Labor Force: ~3,400 employed; ~3.1% unemployment**
- **Top Industries: Education, arts & entertainment, professional services, health care, and construction, recreation**
- **Language: 92% English-speaking households**
- **Educational Attainment: 70% have an Associate's degree or higher**

Traffic Counts & Accessibility

- **Boston Post Road (U.S. Route 1): ~vehicles per day @ Old Lyme Marketplace Shopping Center**
- **Shore Road (Route 156): ~5,200 vehicles per day**
- **Interstate 95 (Exits 70–71): Immediate access; high regional connectivity**
- **Near Old Lyme Park & Ride**
- **Population Reach: Over 520,000 residents within 45-minutes**
- **Transit: Amtrak station in Old Saybrook is a 10 minute drive**
- **Parking Ratio: Varies by site; typical range 1.5–2.0 per 1,000 SF**
- **Commute Time (Old Lyme): 29 minutes average**





OLD LYME AREA OVERVIEW

The Lower Connecticut River Valley—stretching from Middletown south to Old Saybrook and Old Lyme—supports a vibrant and diverse recreation and boating economy. Centered around the scenic, ecologically protected Connecticut River and its access to Long Island Sound, the region draws thousands of visitors annually for its unique mix of natural beauty, maritime heritage, and outdoor activities.

Marinas & Boatyards: Numerous full-service marinas in towns like Essex, Deep River, Chester, and Old Saybrook offer slips, winter storage, fueling, and repair. These facilities cater to both seasonal and transient boaters, providing year-round employment and supporting a network of marine service businesses.

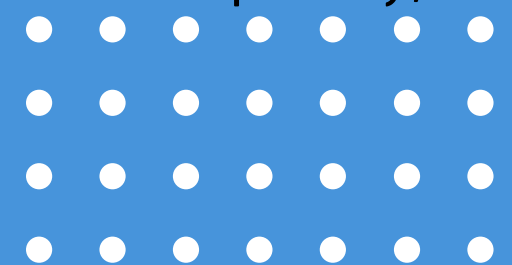
Tourism & Ecotourism: River cruises, kayak rentals, and fishing charters contribute significantly to local tourism. The Connecticut River is a designated National Blueway, attracting nature lovers for bird watching (notably bald eagles), foliage tours, and estuarine exploration.

Real Estate & Hospitality: Waterfront property values are bolstered by recreational access, with waterfront restaurants, inns, and short-term rentals thriving during peak boating seasons.

Events & Attractions: Major draws like the Essex Steam Train & Riverboat, the Connecticut River Museum, and annual regattas (e.g., the Governor's Cup and Shad Festival) help anchor tourism spending and promote regional identity.

Economic Impact: The Lower River Valley's boating and recreation sectors generate millions in annual revenue, supporting small businesses and contributing to town tax bases. Seasonal influxes of boaters and vacationers support a wide range of auxiliary industries: retail, food service, marine trades, and outdoor outfitters.

Opportunities: Climate resilience planning and sustainable tourism development are growing in importance due to environmental sensitivities. There's increasing interest in eco-conscious recreation (e.g., electric boats, paddle sports), offering opportunities for green business innovation.





Seaport

COMMERCIAL

**THANK
YOU**

Contact Us



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