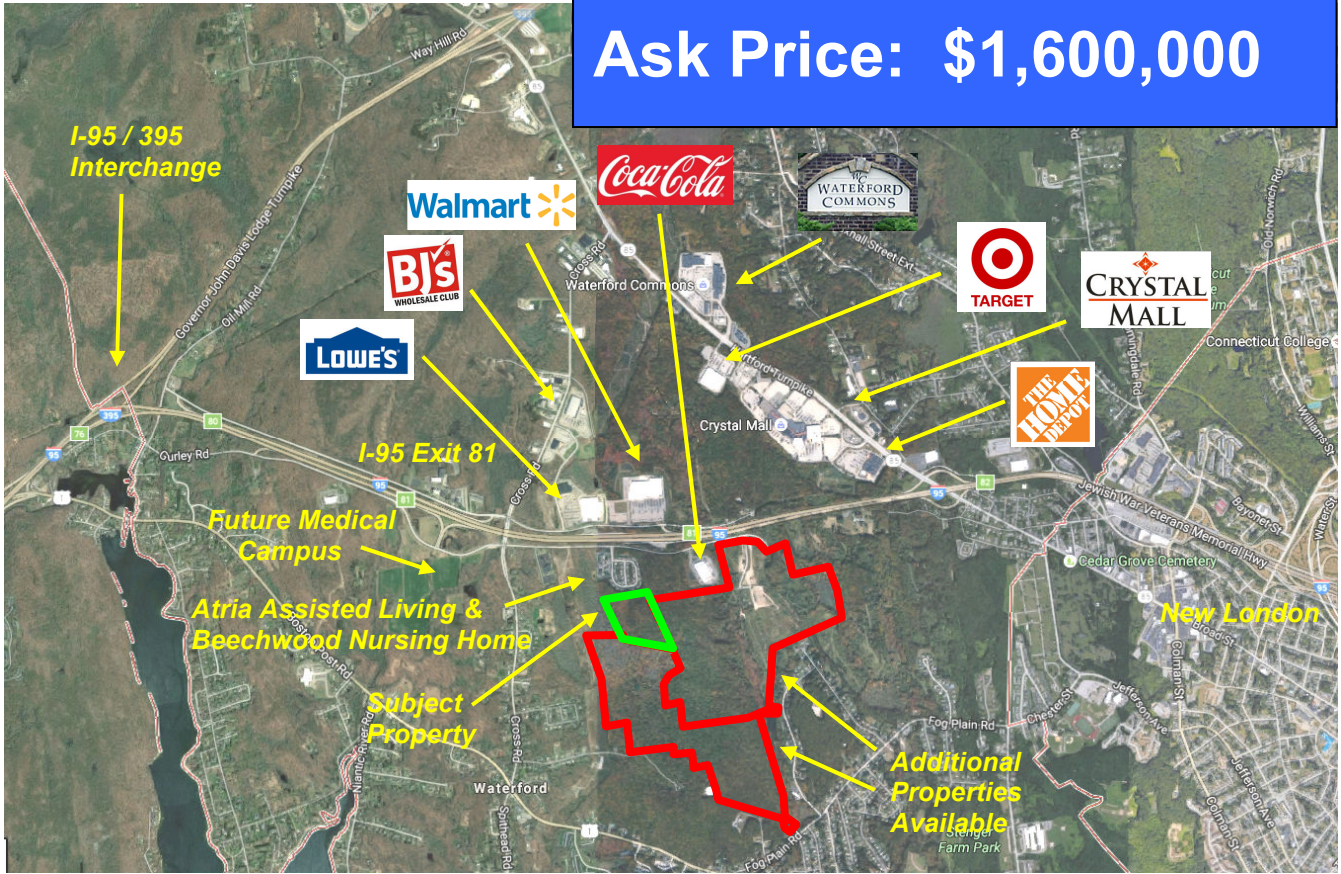
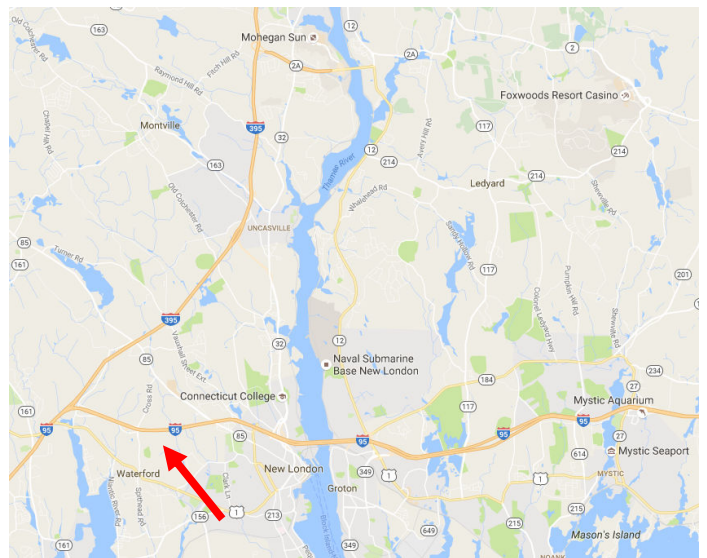


20-Acre Development Site
Waterford, Connecticut
Ask Price: \$1,600,000



166 Waterford Parkway South

Academic co-Realty Services is pleased to offer a unique development opportunity in Waterford, Connecticut. The wooded property measures 20.44 acres, and has an IP-1 zoning designation which allows for a wide variety of uses as of right such as professional offices, medical clinics, research labs, manufacturing, schools, and warehousing; as well as special permit uses such as places of worship, sports facilities, motels and hotels, veterinary hospitals, nursing homes, and assisted living / memory care facilities. The property is adjacent to 327 acres of land that is also for sale. Located about half way between Boston and New York City, the property is within 20 miles of Mohegan Sun, Mystic Aquarium, and the Groton - New London Airport. Major retailers in the immediate surrounding area serve the nearby populations of Groton and New London, with over 100,000 people in a 20-mile radius.



For more information, contact:

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