



Sale price
\$999,999

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255 & 275 Parum Road Colchester, CT 06415

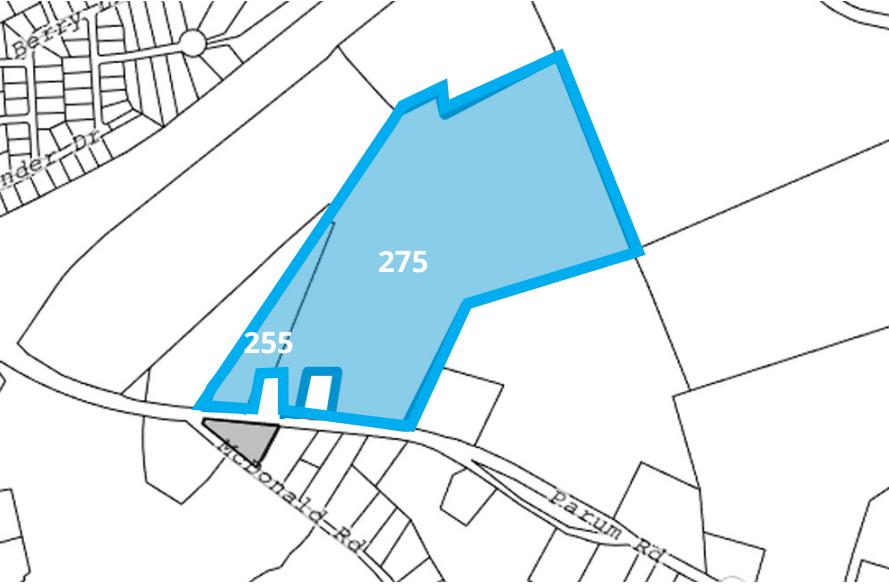
64 acre opportunity in Colchester's
future development district

Features

- 64 acre development opportunity
- Offered at just \$15,384 per acre
- Located in Colchester's Future Development District (see Page 2 for permitted uses)
- Flat site
- 90% usable
- ±898' of frontage on Parum Road

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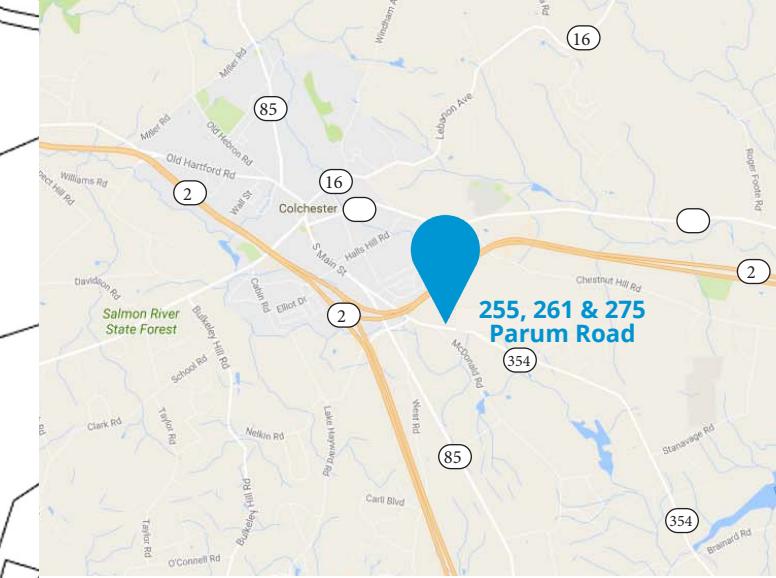
Future Development District

The following uses are permitted in the FD District:

1. Business, corporate, or professional offices
2. Medical, dental, or optical laboratories
3. Laboratories and research facilities
4. Retail business where the total gross floor area shall not exceed 200,000 sf
5. Restaurants and eating and drinking establishments
6. Family day care homes

By special permit:

1. Warehouse, storage and distribution facilities, except not to include mini storage facilities
2. Light manufacturing or assembly
3. Hotel, motel or banquet facility
4. Retail businesses with a total gross floor area that exceeds 200,000 sf
5. Mixed use development including multi-family residential development of no more than seventy five (75) total units on a parcel
6. Movie theater
7. Municipal facilities
8. Day care and nursery school uses



Distance from Site

Norwich	15 miles
New London	20 miles
Middletown	21 miles
Hartford	26 miles

Demographics

	Pop.	HH	Avg HH \$
1 mile	1,801	707	\$96,957
3 miles	10,773	4,019	\$110,066
5 miles	19,900	7,348	\$116,591

Traffic Counts

State Hwy 2 & Chestnut Hill Rd NE 23,600 vpd
 State Hwy 2 & Chestnut Hill Rd SW 22,200 vpd

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