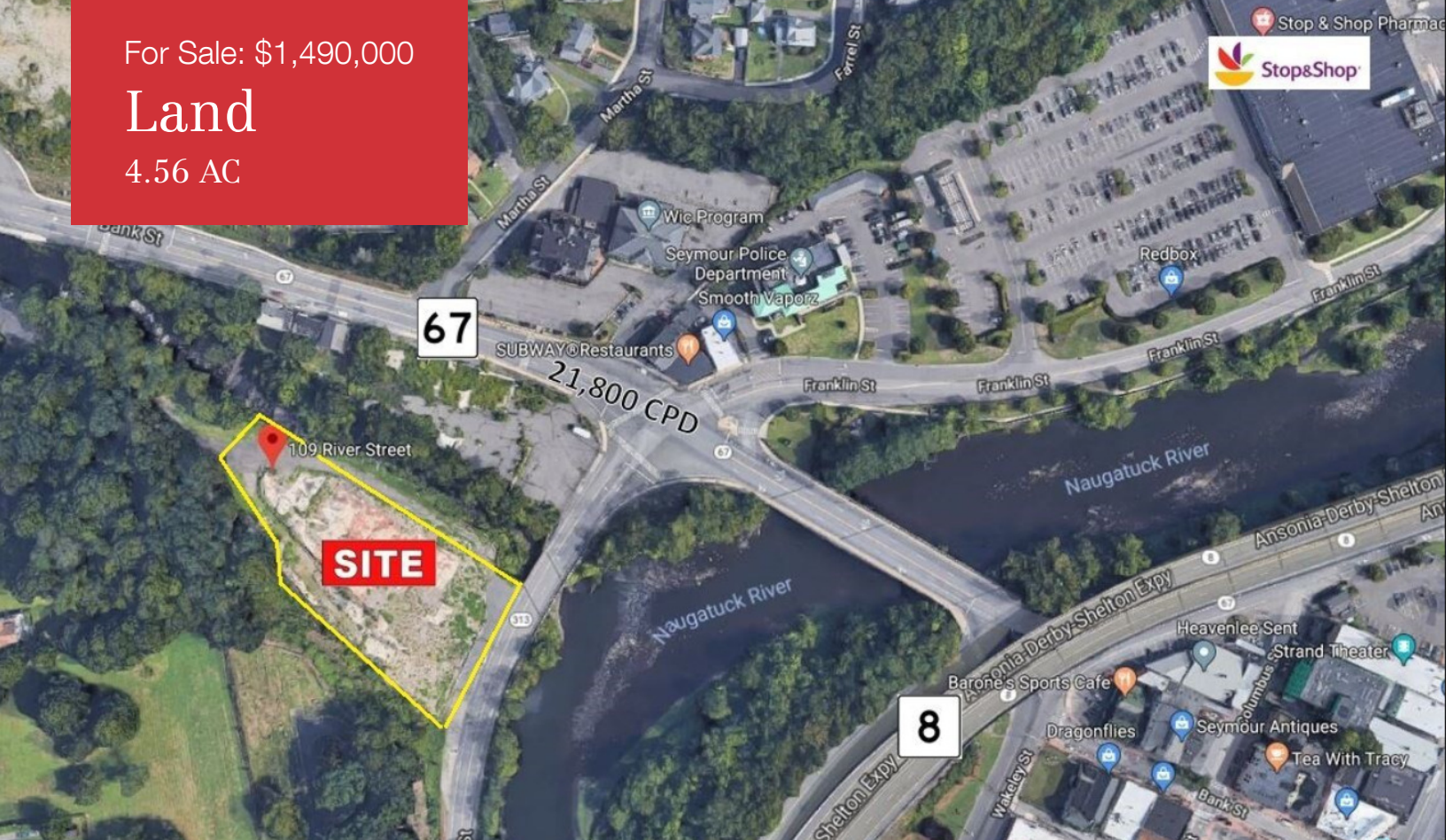


For Sale: \$1,490,000

Land

4.56 AC



109 River St

Seymour, Connecticut 06483

Property Highlights

- Approved in 2022 by Inland Wetlands and Planning & Zoning for a 100,000 SF self-storage facility
- Located in an underserved self-storage market with strong demand limited competition
- Excellent access to on/off ramps and major routes, including routes 67 and 8

Property Overview

Located directly adjacent to the Seymour Town Center in a thriving mixed-use corridor, 109 River Street offers 4.56 acres of strategically positioned land zoned for commercial use specifically for self storage development. With excellent visibility and access, the site is just minutes from both Route 67 and Route 8, providing strong regional connectivity and daily traffic flow.

Surrounded by residential neighborhoods, retail, and commercial uses, this site presents a rare opportunity in one of Connecticut's most underserved self storage markets. The property's favorable zoning, proximity to major highways, and central location within the growing Naugatuck Valley region make it an ideal candidate for a Class-A storage facility.

Whether you're a regional operator or national REIT seeking expansion, this is a high-demand location with strong demographic fundamentals and limited local competition.

Offering Summary

Sale Price:	\$1,490,000
Lot Size:	4.56 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	363	822	2,596
Total Population	824	1,837	6,010
Average HH Income	\$94,824	\$100,169	\$116,607

For More Information



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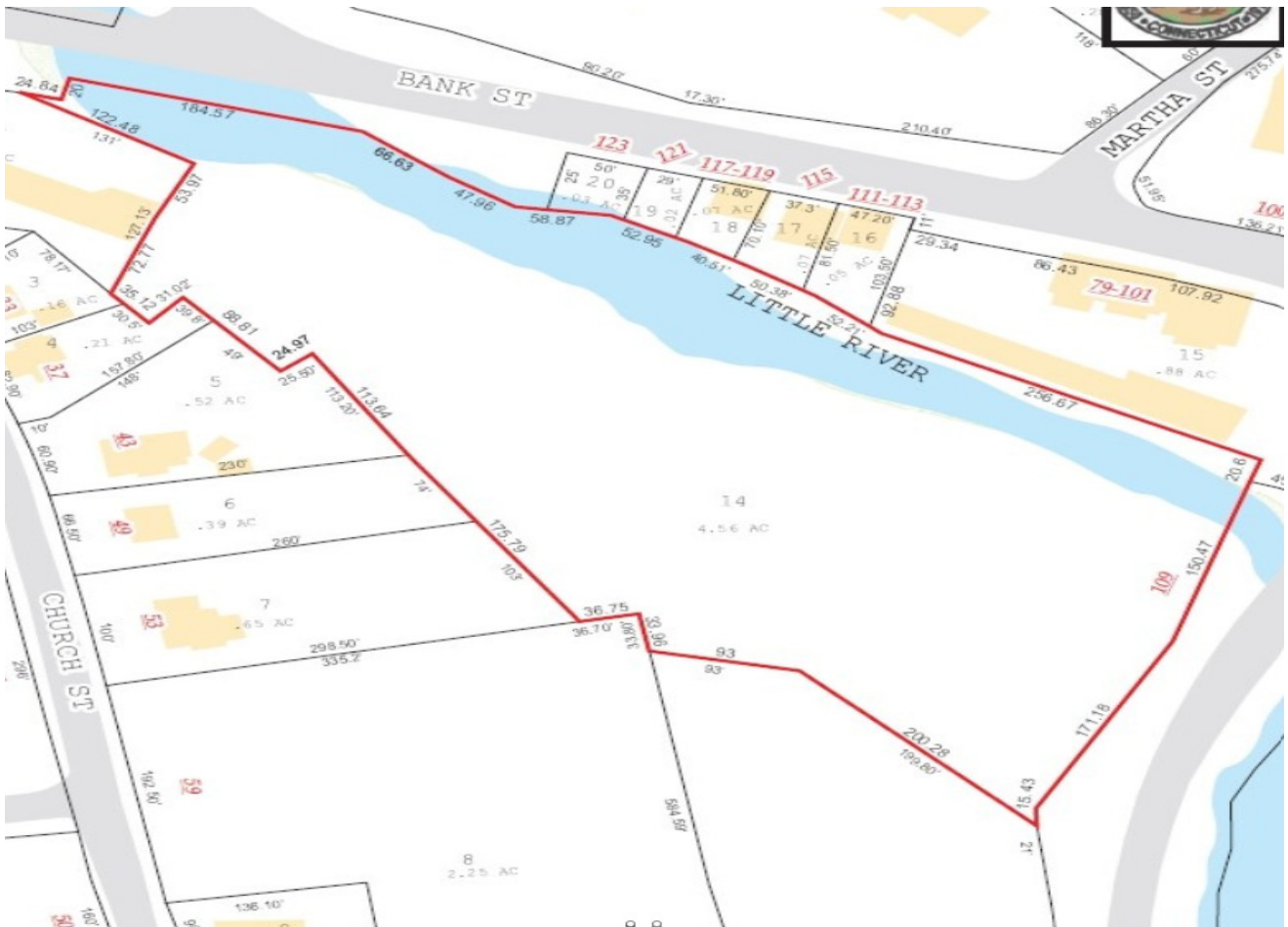


1 Financial Plaza, Unit 1245
Hartford, CT 06103
860 930 1099 tel
nai-lexcom.com

For Sale: \$1,490,000

Land

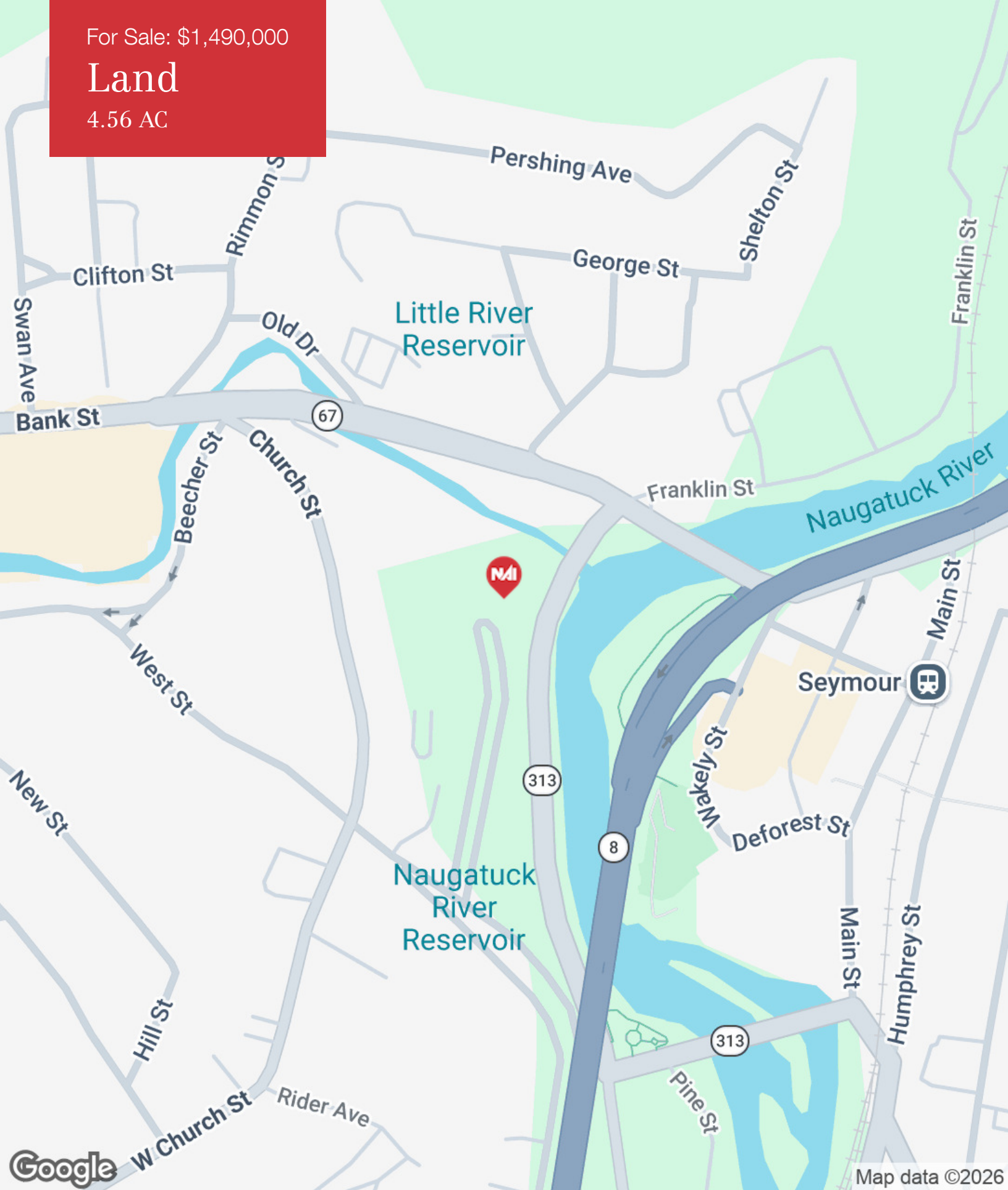
4.56 AC



For Sale: \$1,490,000

Land

4.56 AC

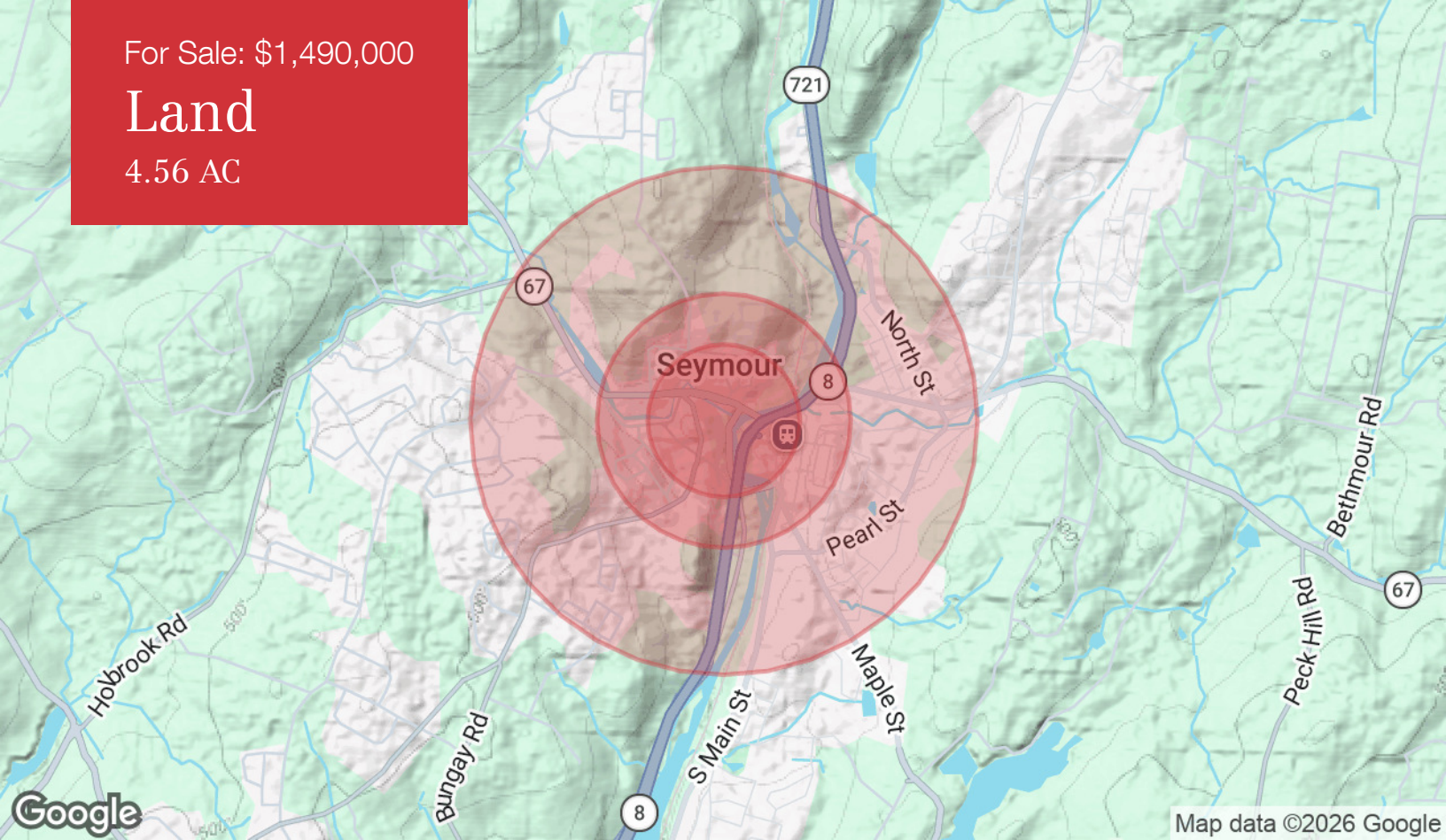


1 Financial Plaza, Unit 1245
Hartford, CT 06103
860 930 1099 tel
nai-lexcom.com

For Sale: \$1,490,000

Land

4.56 AC



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	824	1,837	6,010
Average Age	42	42	43
Average Age (Male)	41	41	42
Average Age (Female)	43	43	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	363	822	2,596
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$94,824	\$100,169	\$116,607
Average House Value	\$328,152	\$353,502	\$385,951

Demographics data derived from AlphaMap