

APPROVED CAR WASH

322 Boston Post Rd North Windham, CT 06256



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty is pleased to present 322 Boston Post Rd in North Windham for Sale. This development site is 1.15-acres and is fully approved and permitted for a car wash with 120-foot tunnel, 3 pay stations and 13 vacuums.

PROPERTY HIGHLIGHTS

- Full Approvals and Permits in Place for Car Wash
- 120-Foot Tunnel Length
- 21,000 VPD
- 3 Pay Stations
- 13 Vacuums
- Site Plan
- Site Has Full Due Diligence
- Permits and AIA Contract That is Assignable
- Survey, Geotech, and Environmental Report

OFFERING SUMMARY

Lot Size:	1.15 Acres
Traffic Count	+/- 21,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	709	8,967	14,157
Total Population	1,666	23,206	35,287
Average HH Income	\$58,482	\$57,134	\$64,518

James McCall
203 376 9650

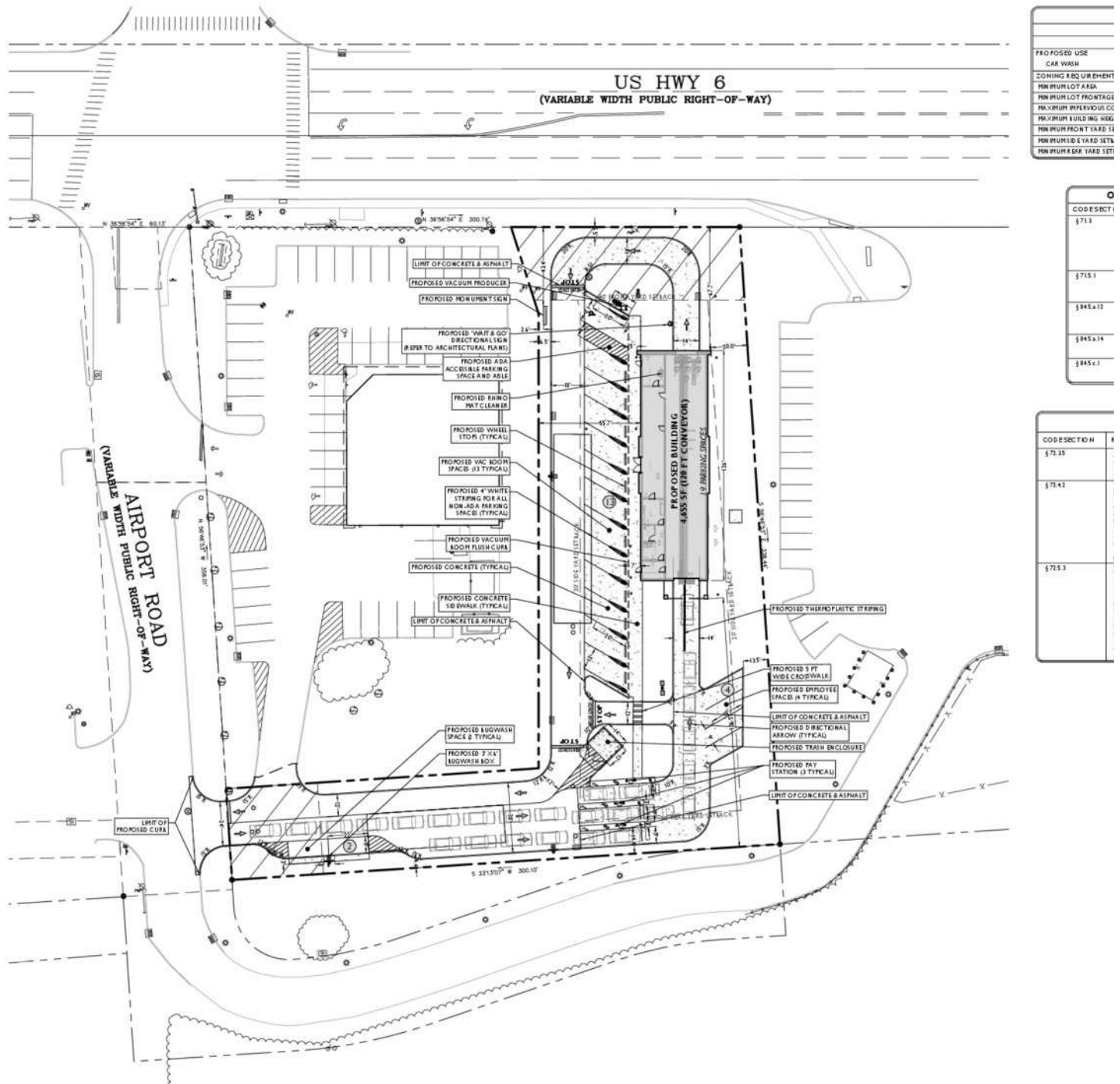


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

APPROVED CAR WASH SITE

322 Boston Post Rd North Windham, CT 06256



PROPOSED USE	CAR WASH
ZONING REQUIREMENT	
MINIMUM LOT AREA	
MINIMUM LOT FRONTAGE	
MAXIMUM PERCENTAGE COVER	
MAXIMUM BUILDING HEIGHT	
MINIMUM FRONT YARD SETBACK	
MINIMUM SIDE YARD SETBACK	
MINIMUM REAR YARD SETBACK	

CODE SECTION	
\$713	
\$715.1	
\$845a.12	
\$845a.14	
\$845c.1	

CODE SECTION	
\$72.35	
\$72.42	
\$72.53	

James McCall
203 376 9650



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALE

APPROVED CAR WASH SITE
322 Boston Post Rd North Windham, CT 06256



James McCall
203 376 9650

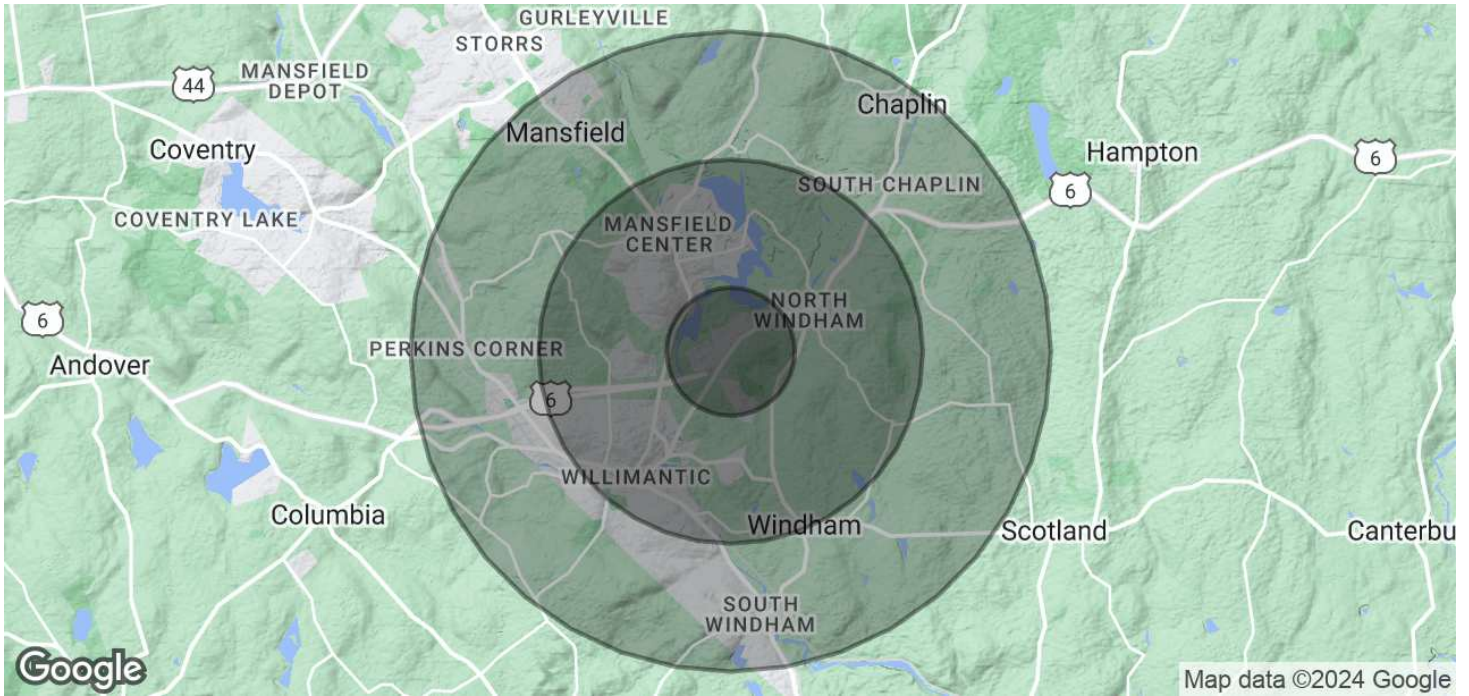
 **COLDWELL BANKER
COMMERCIAL
REALTY**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALE

APPROVED CAR WASH SITE

322 Boston Post Rd North Windham, CT 06256



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,666	23,206	35,287
Average Age	42.2	33.6	34.7
Average Age (Male)	44	34.2	34.9
Average Age (Female)	41.1	35.3	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	709	8,967	14,157
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$58,482	\$57,134	\$64,518
Average House Value	\$156,703	\$162,957	\$181,501

2020 American Community Survey (ACS)

James McCall
203 376 9650



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.