

PAD SITE AVAILABLE!

EXIT 37 SPENCER PLAINS ROAD, OLD SAYBROOK CT

I-95

Life Storage - Old Saybrook

Super 8 Hotel-Old Saybrook

Kohl's Department store

Ulta Beauty Cosmetics store

PROPOSED LAND LEASE
2,000 Square feet with Possible Drive-thru

Sal's Pizza & Pasta
Pizza • \$\$

Five Guys
Fast Food • \$\$

Max's Place
Shopping mall

Big Y World Class Market

Animal Hospital of Old Saybrook

West Marine
Marine supply store

Dunkin'

Wayback Burgers
Hamburger • \$\$

Boston Post Rd

ERG COMMERCIAL LLC
John Vercelli, Broker
PH:860.202.5145
EM: jjvercelli@gmail.com

Yankee Village

Cuckoo's Nest
Mexican • \$\$

ng Brook

Harvey Dr

SPENCER PLAIN ROAD (CT RTE. 166)

25' FRONT LANDSCAPE BUFFER

25' FRONT BUILDING SETBACK LINE

PAD SITE AVAILABLE

POSSIBLE 2,000 S.F. BUILDING WITH DRIVE-THROUGH (NO RESTAURANT)

EXISTING POOL & PATIO

20' OTHER YARD BUILDING SETBACK

10' LANDSCAPE BUFFER

EXISTING SEPTIC EASEMENT AREA

EXISTING MOTEL BUILDING

ERG COMMERCIAL LLC

PH: 860.202.5145

EM: jjvercelli@gmail.com



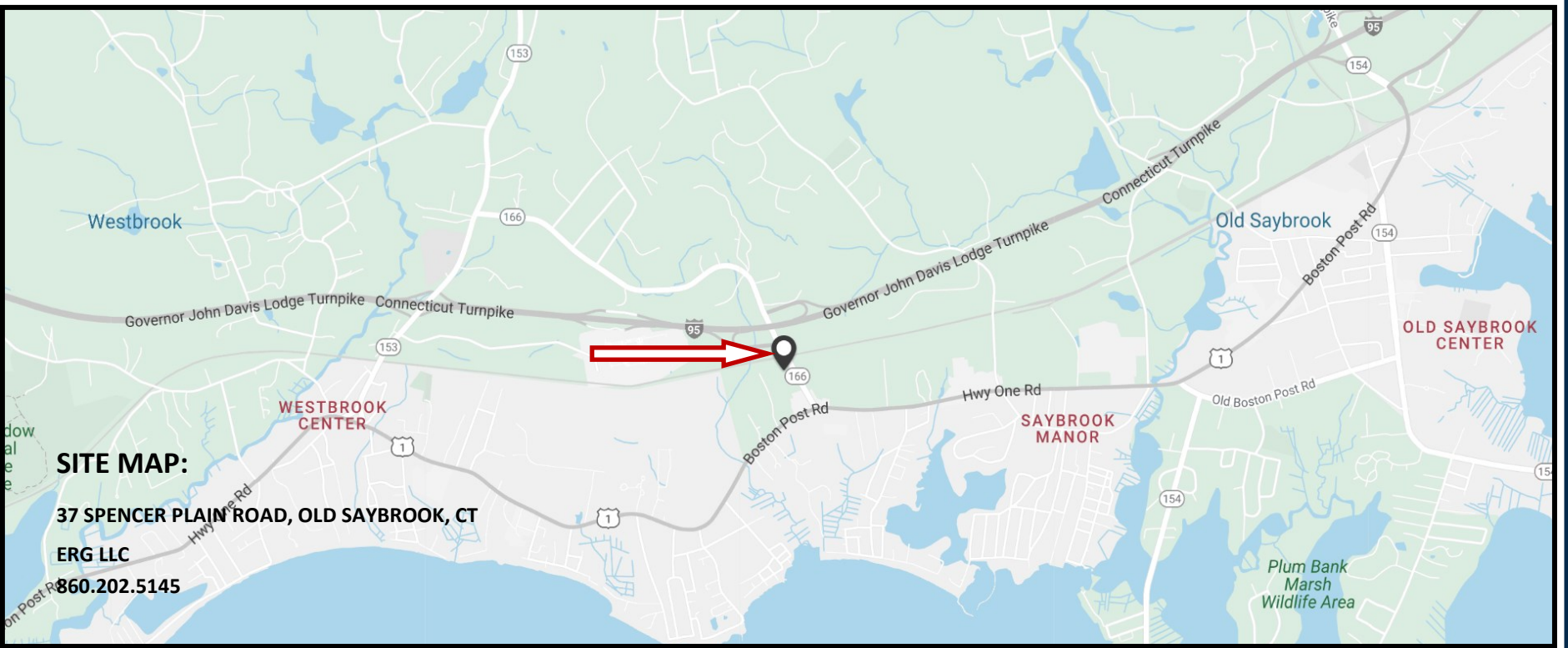
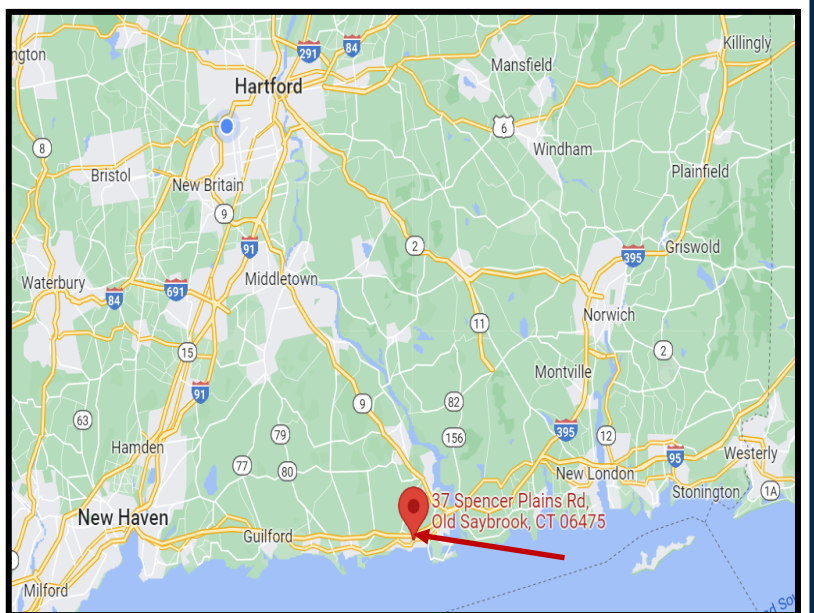
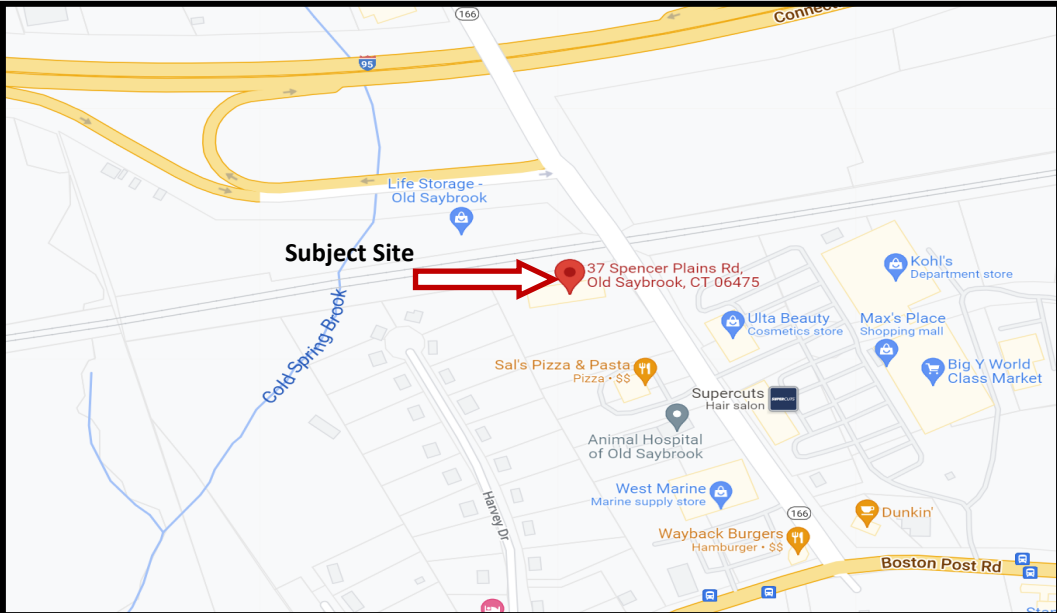
PAD SITE

LAND LEASE OPPORTUNITY

2,000 SF WITH POSSIBLE DRIVE THROUGH

ERG LLC

PH: 860.202.5145



Population

	2 mile	5 mile	10 mile
2010 Population	7,158	26,158	70,327
2022 Population	8,423	28,649	72,687
2027 Population Projection	8,646	29,053	72,955
Annual Growth 2010-2022	1.5%	0.8%	0.3%
Annual Growth 2022-2027	0.5%	0.3%	0.1%
Median Age	51.2	52.5	51.2
Bachelor's Degree or Higher	44%	45%	45%
U.S. Armed Forces	9	45	86

Households

	2 mile	5 mile	10 mile
2010 Households	2,945	11,057	28,879
2022 Households	3,537	12,214	30,075
2027 Household Projection	3,642	12,402	30,217
Annual Growth 2010-2022	0.6%	0.4%	0.3%
Annual Growth 2022-2027	0.6%	0.3%	0.1%
Owner Occupied Households	2,826	9,903	24,540
Renter Occupied Households	816	2,499	5,677
Avg Household Size	2.3	2.3	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$128.5M	\$450.4M	\$1.1B

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$103,459	\$109,882	\$115,803
Median Household Income	\$77,449	\$78,760	\$84,932
< \$25,000	626	1,798	3,841
\$25,000 - 50,000	595	2,410	5,356
\$50,000 - 75,000	513	1,704	4,420
\$75,000 - 100,000	347	1,303	3,578
\$100,000 - 125,000	286	1,009	2,577
\$125,000 - 150,000	391	927	2,364
\$150,000 - 200,000	404	1,370	3,227
\$200,000+	374	1,695	4,714



SPENCER PLAIN ROAD, OLD SAYBROOK CT

EXIT 37 OFF I-95

I-95

SPENCER PLAIN RD

KOHL'S

BIG Y
WORLD MARKET

Subject Property:

DEVELOPEMENT OPPORTUNITY

LAND LEASE

37 SPENCER PLAIN ROAD, OLD SAYBROOK CT

ERG COMMERCIAL LLC

PH: 860.202.51245

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