

# SALE

## 275 BAILEYVILLE ROAD

275 Baileyville Road Middlefield, CT 06455



### PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for sale 275 Baileyville Road, located in Middlefield, Connecticut. This 1,500 sq. ft. retail building is located on a corner lot with frontage on Lake Road and Baileyville Road. The former restaurant features ample parking and excellent exposure to summer traffic.

### PROPERTY HIGHLIGHTS

- Existing Restaurant
- Summer Traffic Count: 18,000 VPD
- Great Exposure
- Ample Parking
- Clean Environmental
- Sewer and Well

### OFFERING SUMMARY

Sale Price:	\$324,000
Lot Size:	0.51 Acres
Building Size:	1,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	616	9,452	44,760
Total Population	1,302	21,623	97,197
Average HH Income	\$91,413	\$95,260	\$80,830

**James McCall**  
(203)376-9650



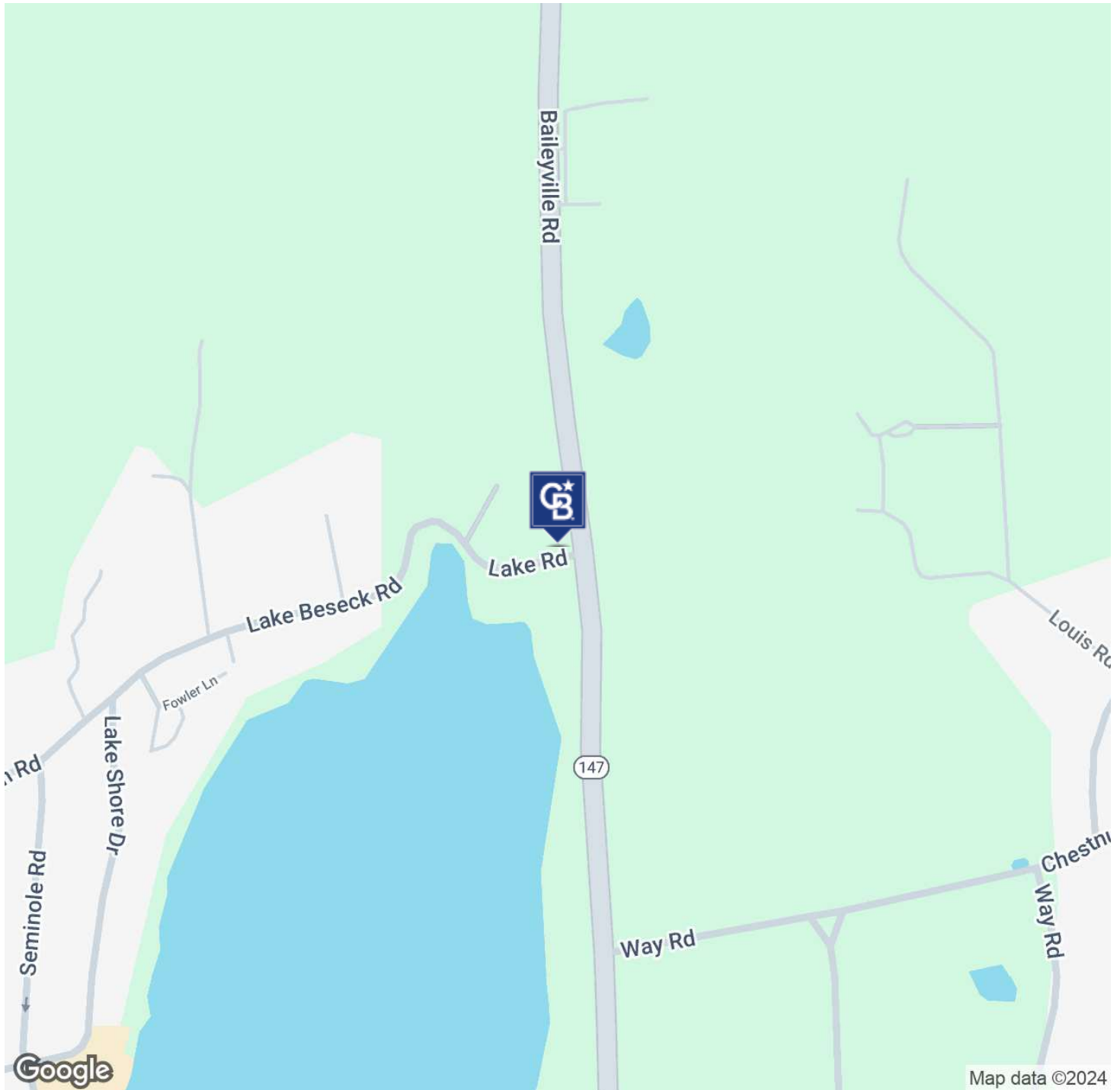
**COLDWELL BANKER**  
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REALTY



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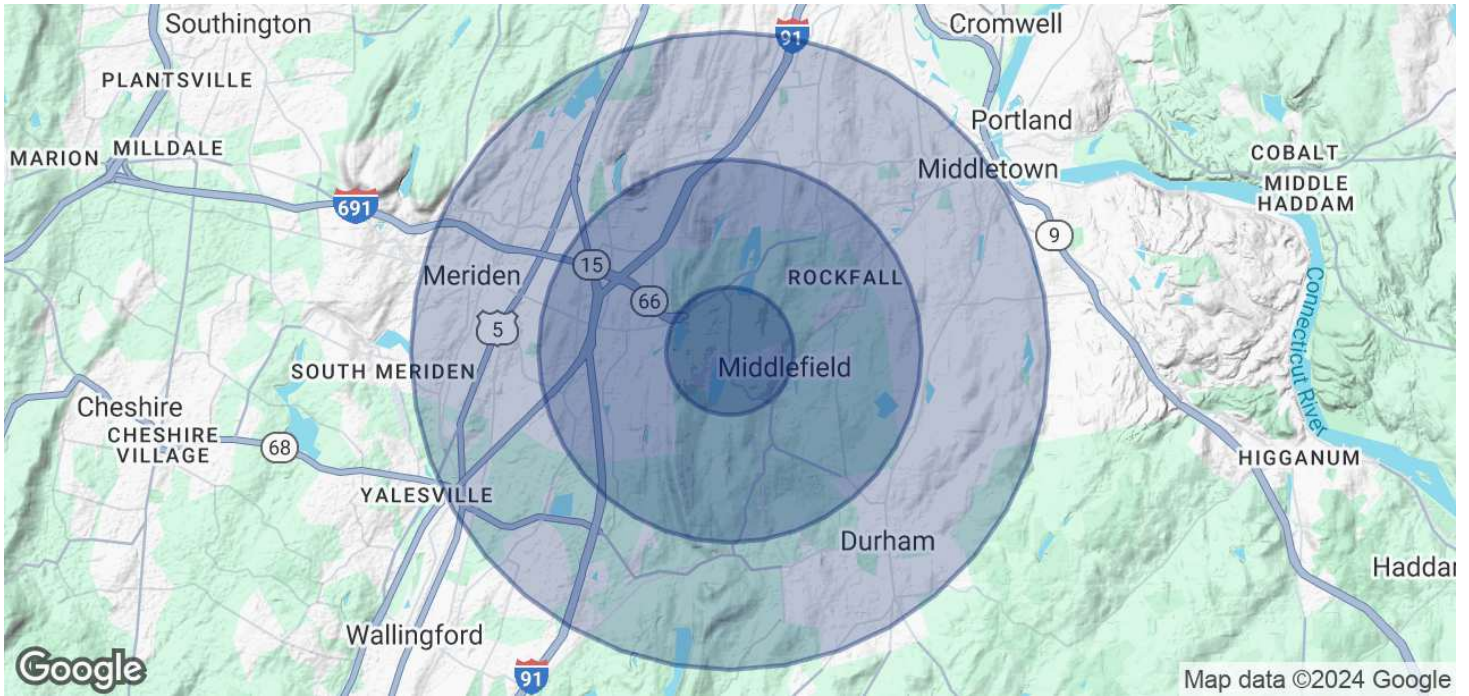
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,302	21,623	97,197
Average Age	50	46.2	41.7
Average Age (Male)	49.4	46	40.7
Average Age (Female)	50.5	47.2	42.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	616	9,452	44,760
# of Persons per HH	2.1	2.3	2.2
Average HH Income	\$91,413	\$95,260	\$80,830
Average House Value	\$285,666	\$227,005	\$207,054

2020 American Community Survey (ACS)

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