



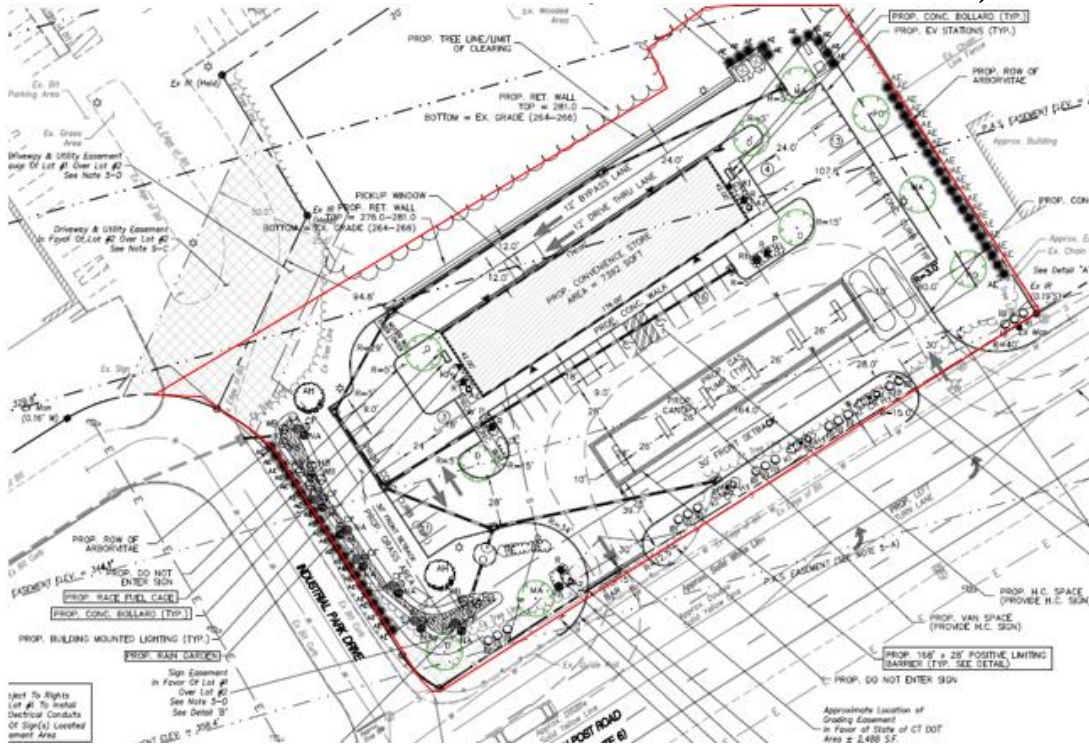
**COMMERCIAL
CONNECTION**
Real Estate Services

FOR SALE / LEASE

RT 6 – Boston Post Rd

10 Industrial Park Rd Windham, Connecticut

Contact : John Famiglietti
203-596-7777
PO Box 830
Middlebury CT 06762
www.commercial-re.com
john@commercial-re.com



For Sale - Fully Approved Gas Station Site w/ 12 Pumps

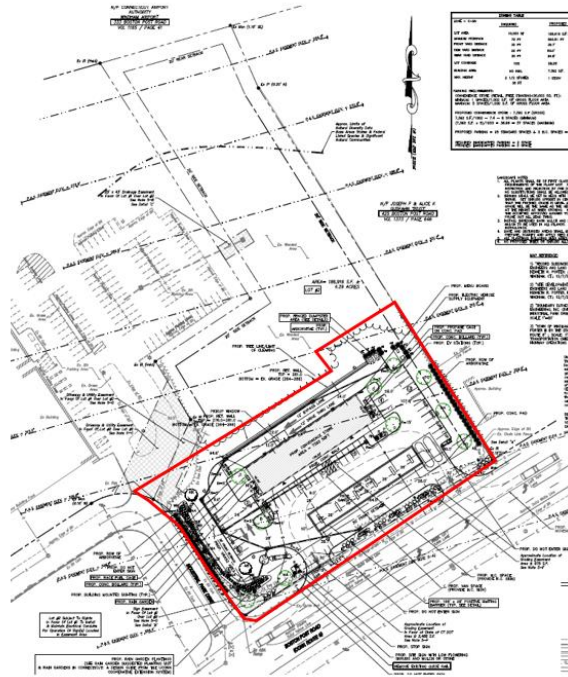
- Price : \$2.5 Million - 2 +/- Acres shown in Red
- Approved for 7,392 SF Building / Convenience Store
- 385 Ft Frontage with 2 Curb Cuts
- Across the Street from Wal-Mart & Home Depot
- 21,200 Traffic Count - Boston Post Rd - RT 6
- Neighboring Tenants -Walmart, Home Depot, Aldi's Wendy's, Harbor Freight, Advance Auto, Dunkin

Demographics

| | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|----------------|---------------|---------------|---------------|
| Population | 13,246 | 57,941 | 135,602 |
| Households | 57,941 | 22,924 | 53,100 |
| Average Income | \$65,034 | \$66,179 | \$61,006 |



RT 6 – Boston Post Rd Windham, Connecticut



2 +/- Acre Site

