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Reduced Sale Price  
**\$1,950,000**

## 2493 Main Street Corner of Main St & Welles St Glastonbury, CT 06033

Retail development site of 1.15 acres at a signalized intersection with excellent demographics and strong traffic counts

### Features

- Affluent suburb with limited development opportunities available on Main Street
- Median household income of \$120,605
- Corner lot
- Site has egress on 2 streets
- Town Center Village District Overlay Zone – retail, office, restaurants and other uses
- Lower portion of parcel leased – includes income

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AREA DEMOGRAPHICS

# Specifications

Address	2493 Main Street, Glastonbury, CT
Total Acres	1.15
Zoning	Town Center Village District Overlay Zone
Location	On Main Street with frontage on Main Street and Welles Street
Coverage Allowed	20%
Taxes	\$27,367.20
Traffic Counts	Main Street & Naubac Ave 13,962 vpd



Current population

1 Mile	3 miles	5 miles
4,713	41,380	166,877



No. of households

1 Mile	3 miles	5 miles
2,224	17,408	66,697



Average household income

1 Mile	3 miles	5 miles
\$107,117	\$115,624	\$95,826

