



Colliers

Exit 46



Attawaugan Crossing

Sale price  
\$375,000

## 108 Attawaugan Crossing Killingly, CT 06241

**±1.2 acre retail development site  
located off Exit 46 on I-395**

108 Attawaugan Crossing is a ±1.2 acre site just off heavily traveled I-395, with easy access to Boston/NYC/Providence. Flexible zoning allows for a variety of businesses including retail, dining including drive-in's, convenience and gas stations, offices, auto, sales, etc.

### Features

- ±1.2 acre site
- General Commercial (GC) Zoning
- 158' frontage on Attawaugan Crossing
- Located directly off Exit 46 on I-395
- Utilities nearby
- Traffic Count: 28,451 vpd

**Keith Kumnick, SIOR**

860 616 4019

keith.kumnick@ct.colliers.com

864 Wethersfield Avenue

Hartford, CT 06114

860 249 6521 Main

[colliers.com/hartford](http://colliers.com/hartford)

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# Demographics

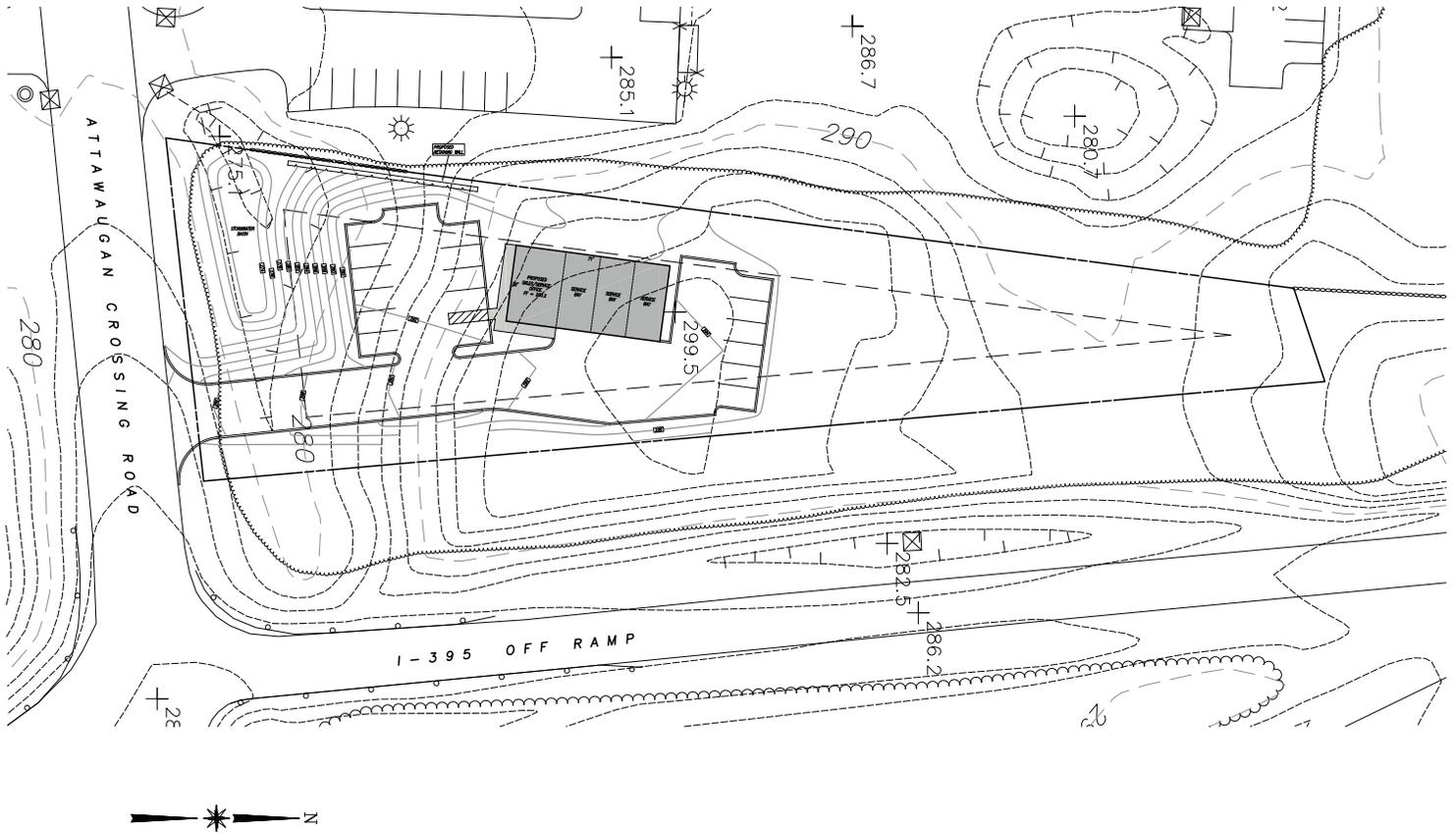
	Pop.	HH	Avg HH \$
2 Miles	3,841	1,460	\$77,999
5 Miles	28,364	11,268	\$78,908
10 Miles	61,942	23,775	\$88,833

## TRAFFIC COUNT

I-395 & Tracy Rd NW

28,451 vpd

# Site plan



## Contact

**Keith Kumnick, SIOR**  
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Hartford, CT 06114  
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860 249 6521 Main

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