

FOR SALE

OFFICE / RETAIL



1595 Hartford-NL Tpk., Montville, CT 06370

FOR SALE

\$318,900

Norm Peck

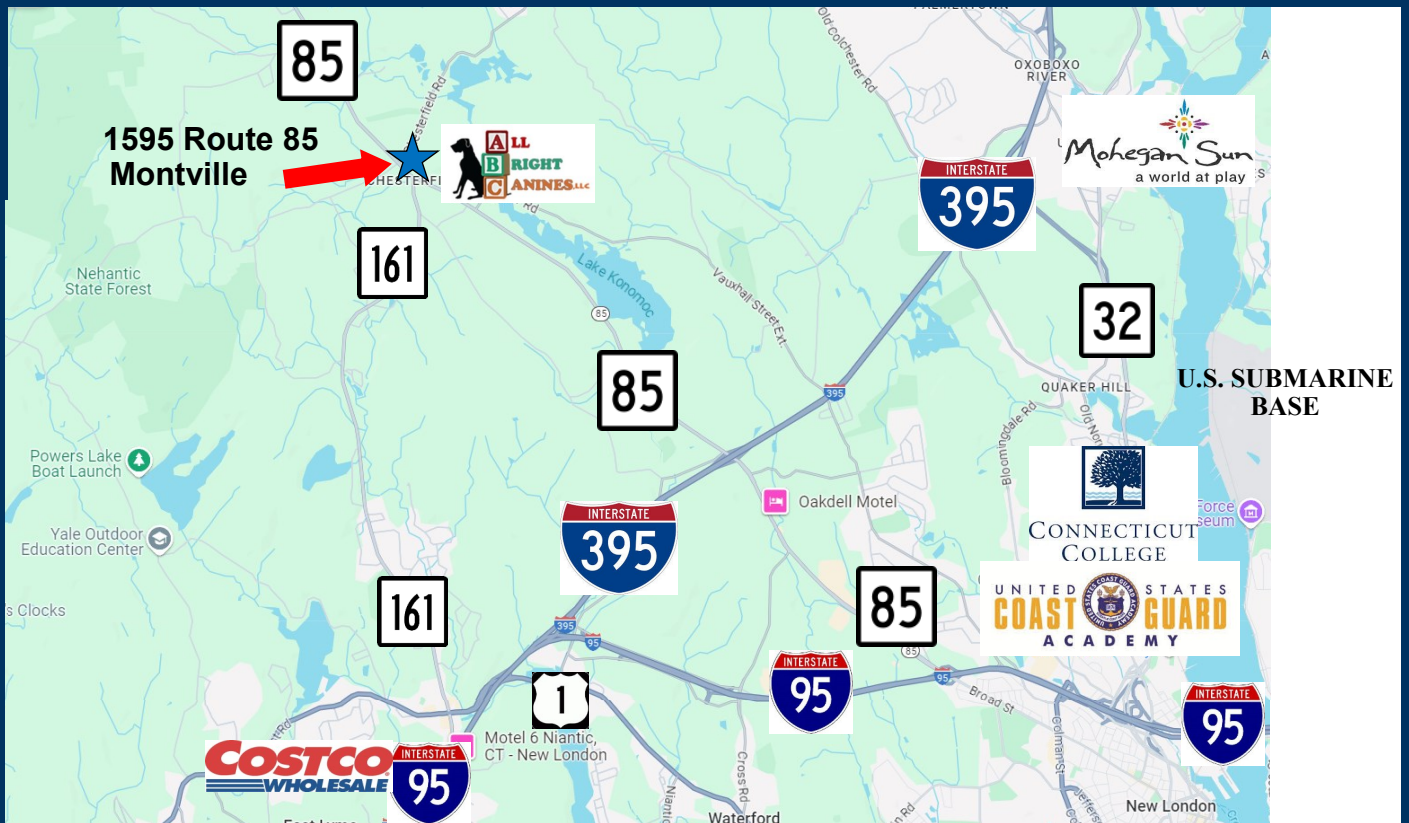
Signature Properties
of New England

1031 Norwich-New London
Turnpike #13
Uncasville, CT 06382

860-447-8839 ext 7203
NPeck@PropertiesCT.com

- One story 1,925sf Office on highly visible corner w/ traffic light , Rte 85 & Chesterfield Rd
- Could be divided with Office on one side, Retail the other side
- Zone C-1 Commercial
- Traffic Count: 8,400 ADT
- Well/Septic Oil heat / Central AC
- Ample Parking
- 0.35 acre corner lot with 272' road frontage



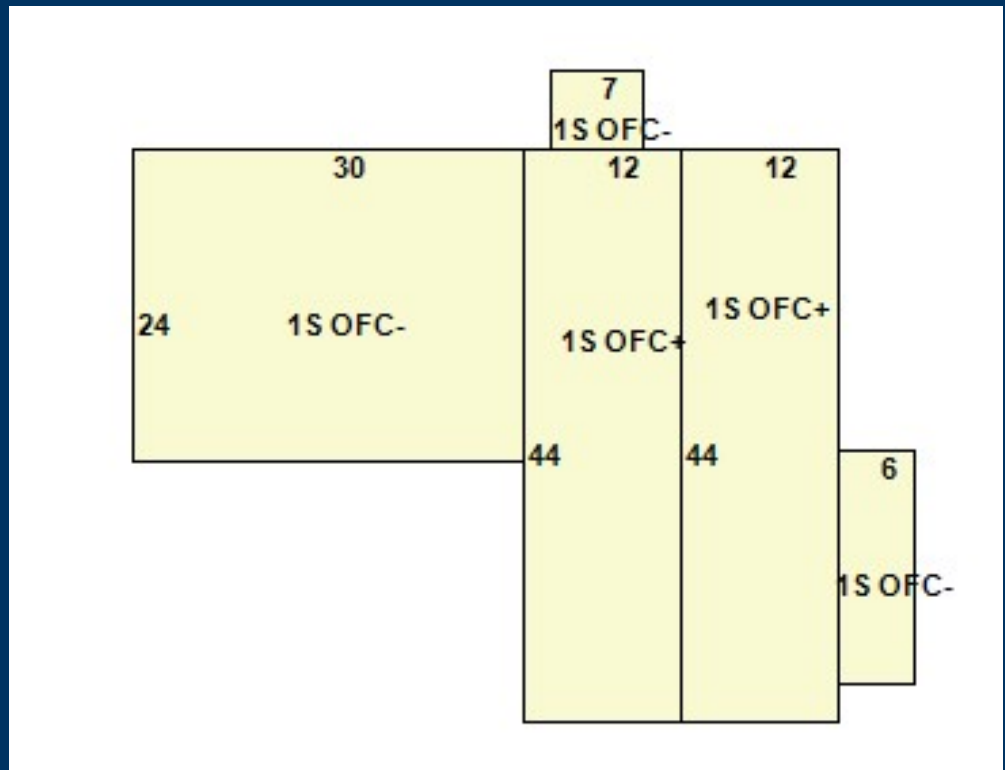
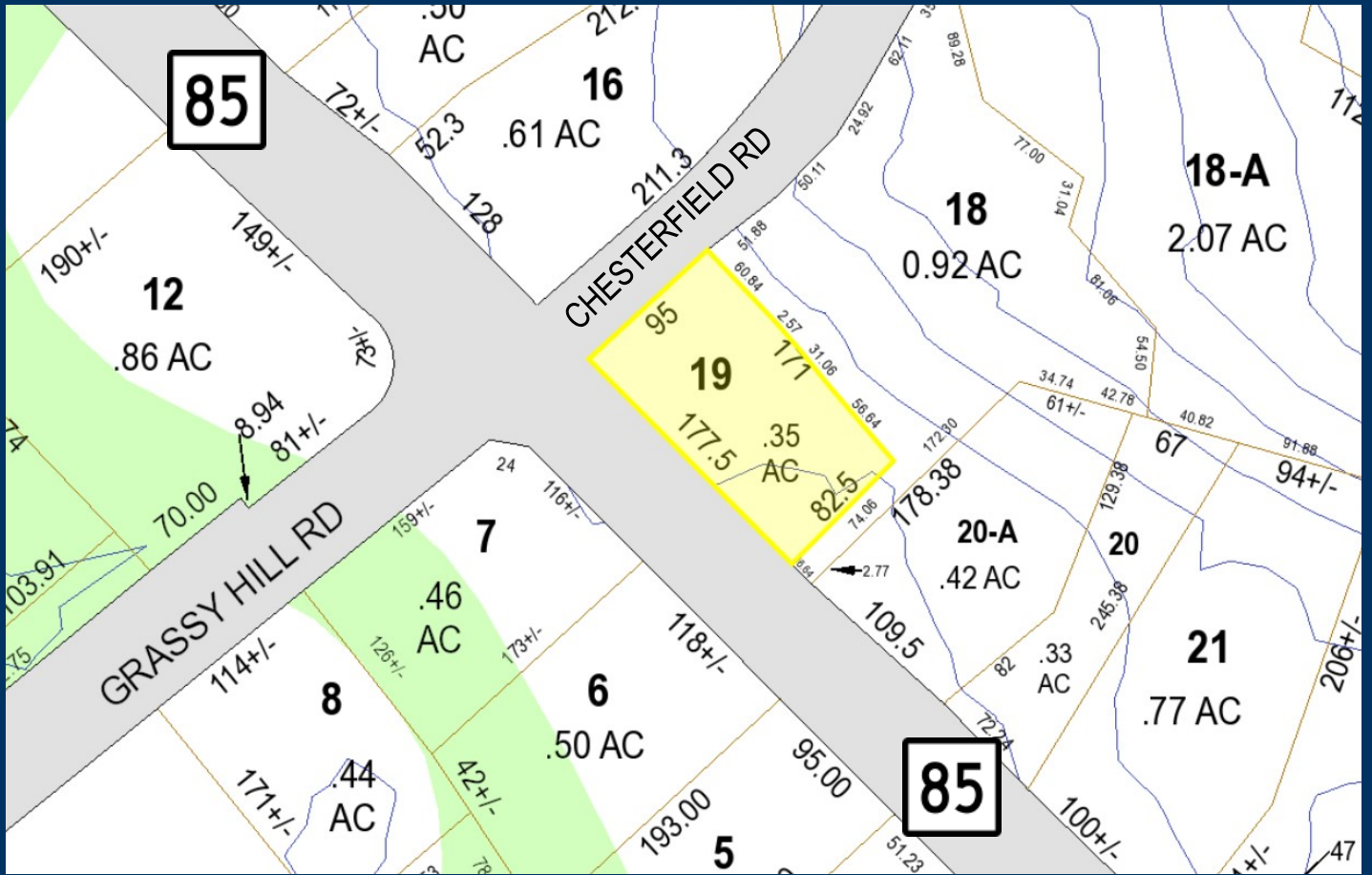


Zone C-1 Commercial

Permitted Uses: Retail, Office, Customer Services, Restaurant incl take-out, Child Care...

By Special Permit: Convenience Store/Gas...

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	3,787	20,018	147,187
Total Households	1,477	7,972	60,486
Household Income \$0—\$30,000	9.35%	12.04%	16.58%
\$30,001-\$60,000	15.91%	13.91%	17.01%
\$60,001-\$100,000	12.66%	16.41%	22.60%
\$100,001+	62.09%	57.64%	43.81%





Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.

