



# FOR SALE

41 AVONWOOD ROAD | AVON, CT 06001



## PROPERTY DESCRIPTION

41 Avonwood Road, Avon CT is a 2.01 acre lot located just off of Waterville Road near the base of Avon Mountain.

## PROPERTY HIGHLIGHTS

- 2.01 acres in a residential (RU2A) zone
- Potential for multi-family development
- Additional adjacent acreage (2.67 acres) potentially available

## OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	2.01 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	802	7,768	32,425
Total Population	1,800	18,904	76,551
Average HH Income	\$204,046	\$186,329	\$160,847

**LARRY LEVERE, SIOR**  
 860.690.0447  
 levere@sentrycommercial.com

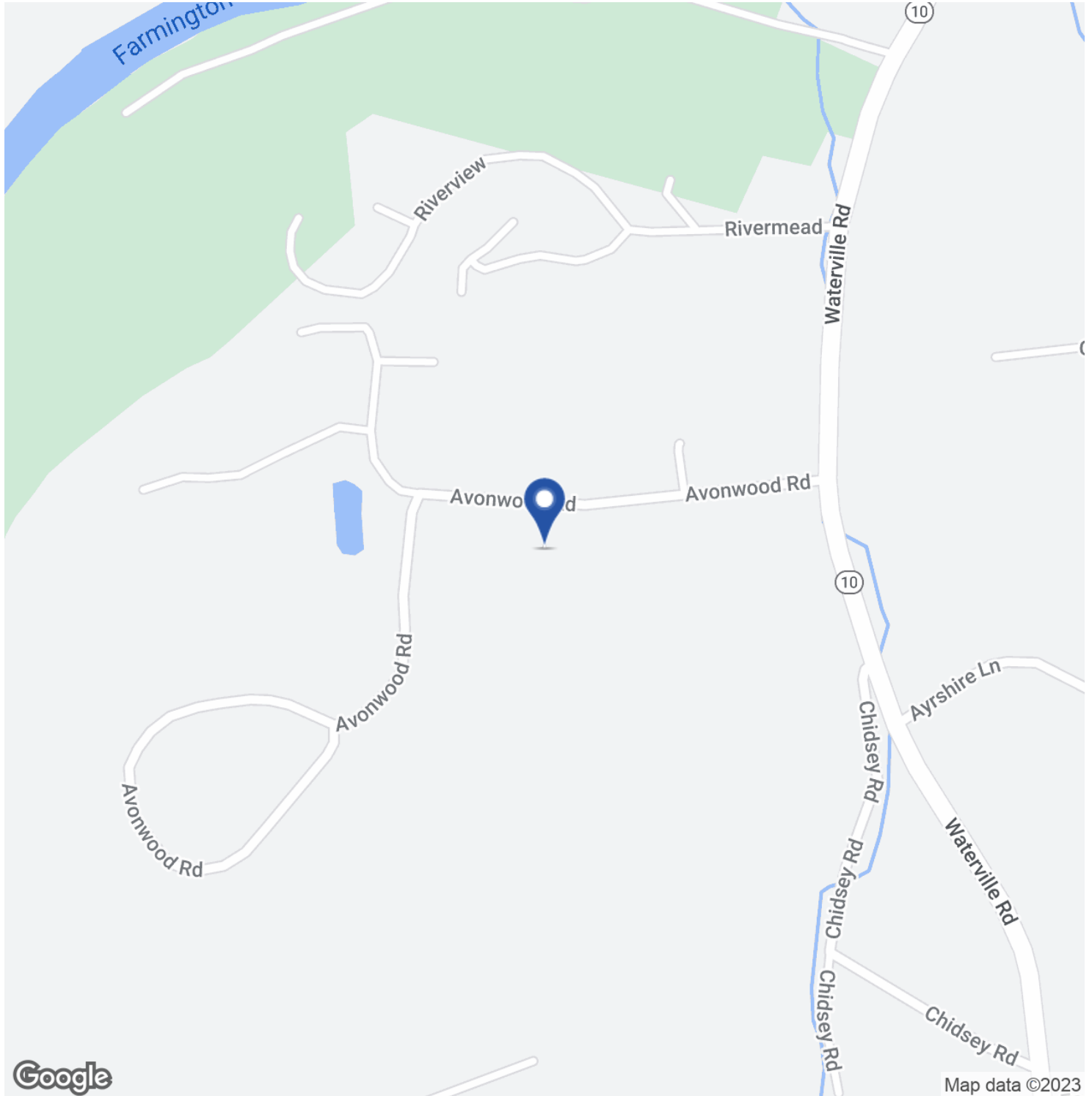


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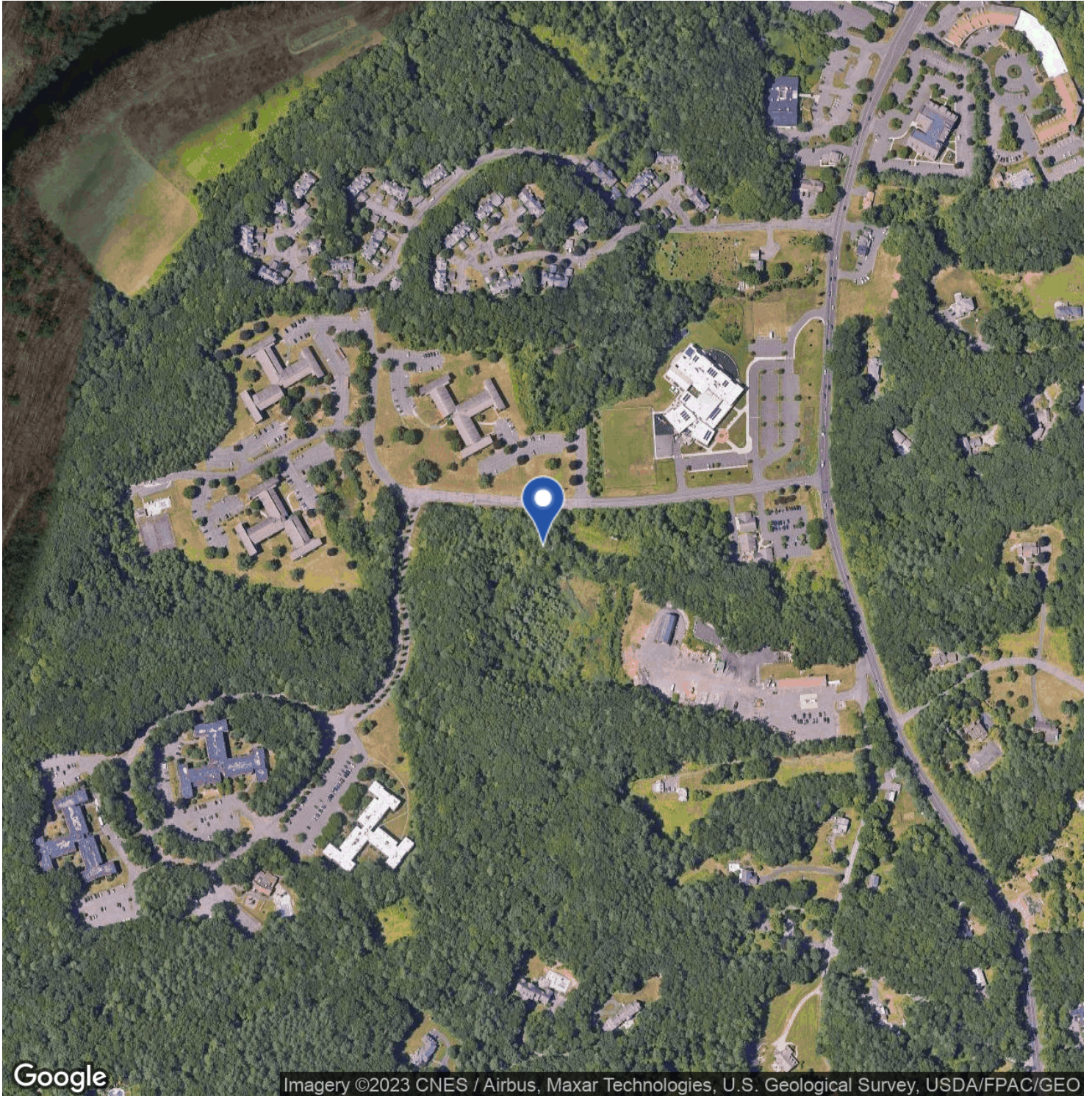
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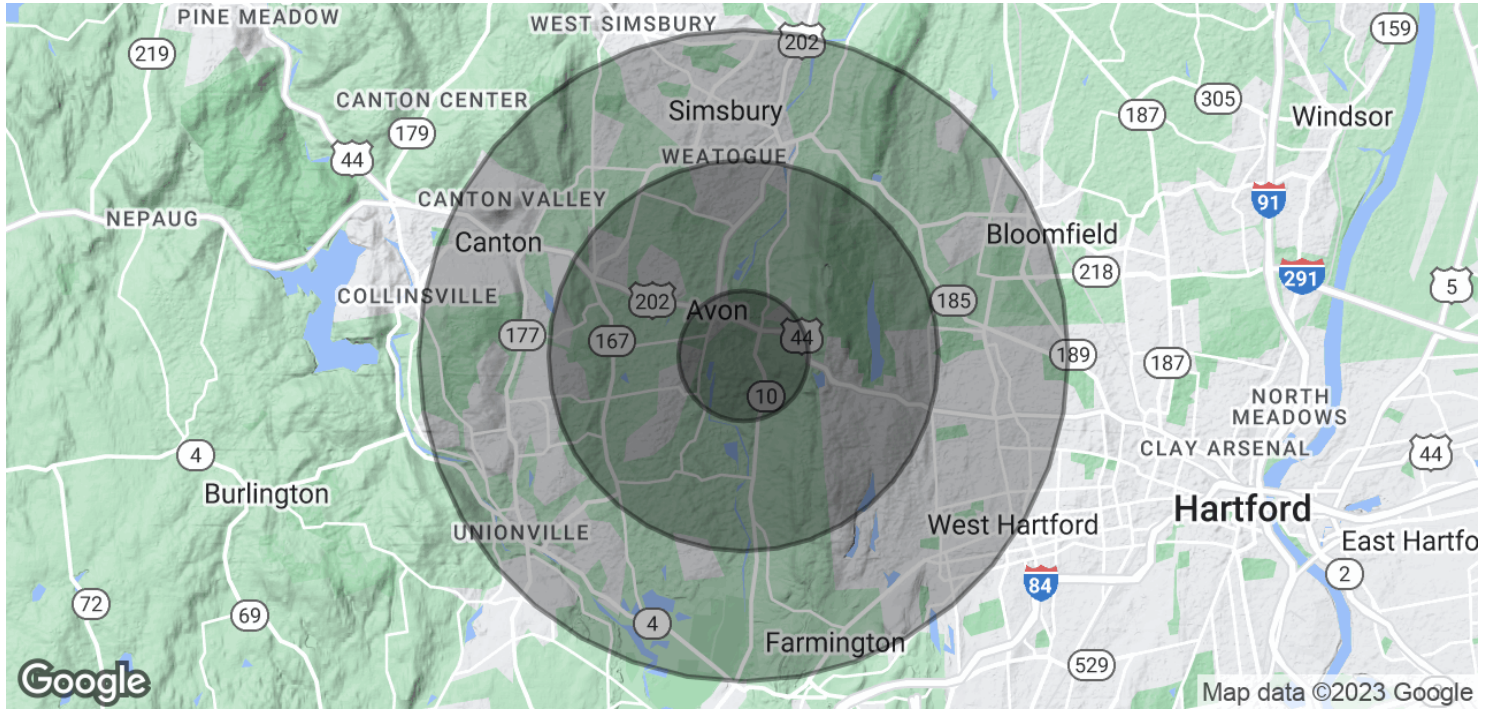
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,800	18,904	76,551
Average Age	46.4	46.1	45.6
Average Age (Male)	46.3	44.9	44.0
Average Age (Female)	46.2	47.0	47.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	802	7,768	32,425
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$204,046	\$186,329	\$160,847
Average House Value	\$487,180	\$419,074	\$377,857

\* Demographic data derived from 2020 ACS - US Census

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