

ROUTE 6 NORTH WINDHAM • LAND FOR SALE

11 & 19 CRYSTAL ROAD, NORTH WINDHAM, CT 06256



PROPERTY DESCRIPTION

Presenting an exceptional commercial opportunity in North Windham, CT next to Aldi's. This property is zoned for commercial use and offers high visibility from Route 6, providing an ideal setting for retail development. With convenient access to major highways and ample parking available, the site is primed for retail expansion. Its proximity to major retailers and location within an established commercial area make it an appealing choice for land and retail investors. Offering potential for mixed-use development and benefitting from a strong traffic count, this property presents a compelling prospect for those seeking a promising investment in the vibrant Willimantic area.

PROPERTY HIGHLIGHTS

- Zoned for commercial use
- High visibility from Route 6
- Convenient access to major highways
- Ample parking space available
- Prime retail development location

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	0.87 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	404	15,258	31,482
Total Population	952	41,923	98,455
Average HH Income	\$59,158	\$63,558	\$73,442

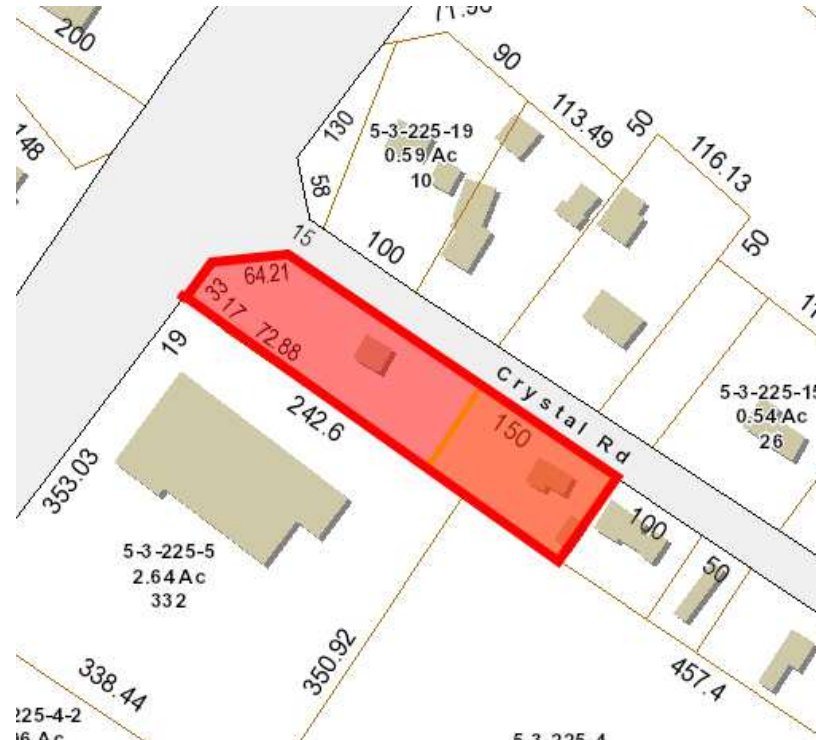
HUGH SCHNIP, MICP
Senior Director
877.327.3755 x702
hschnip@elite-cres.com

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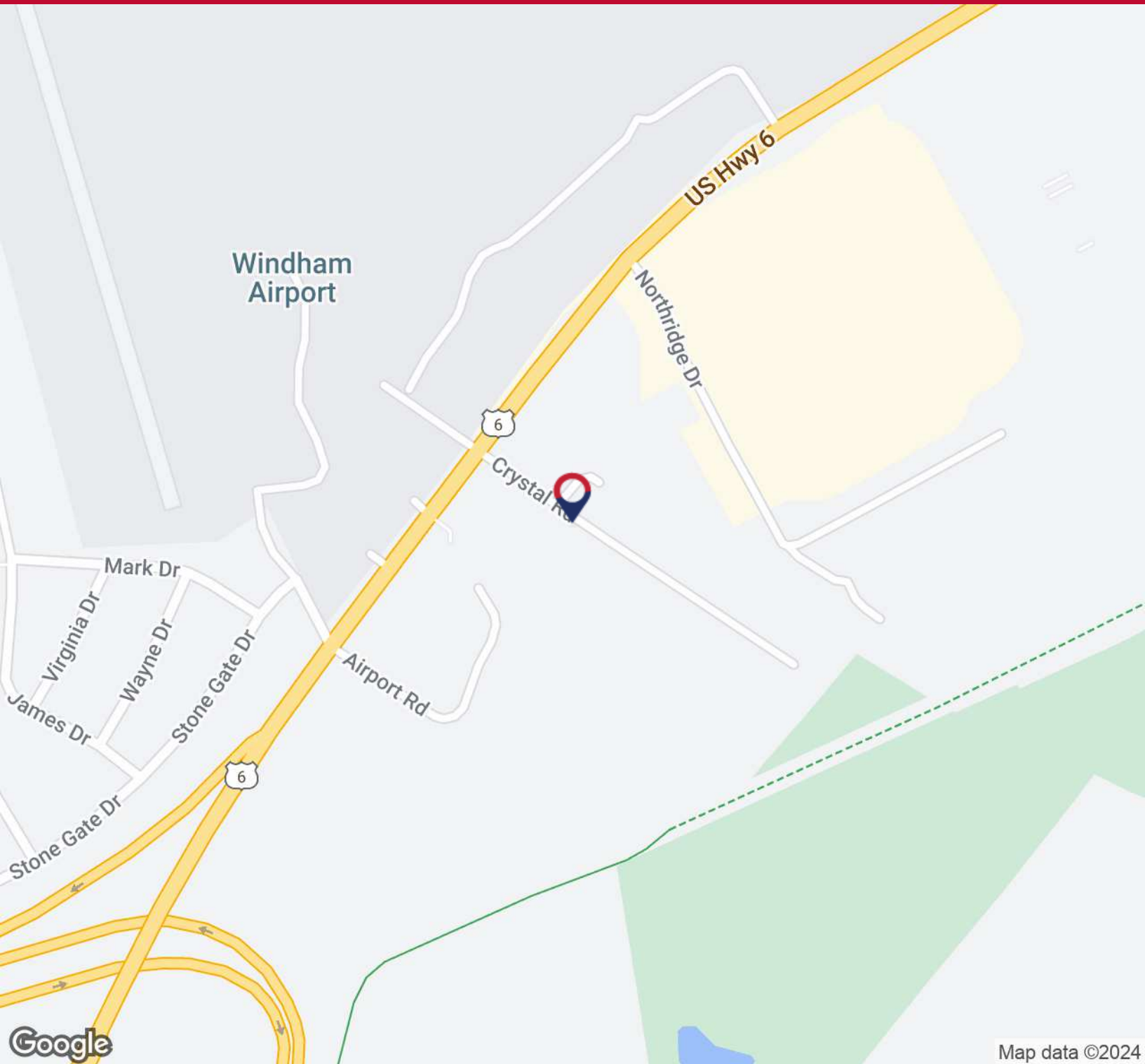
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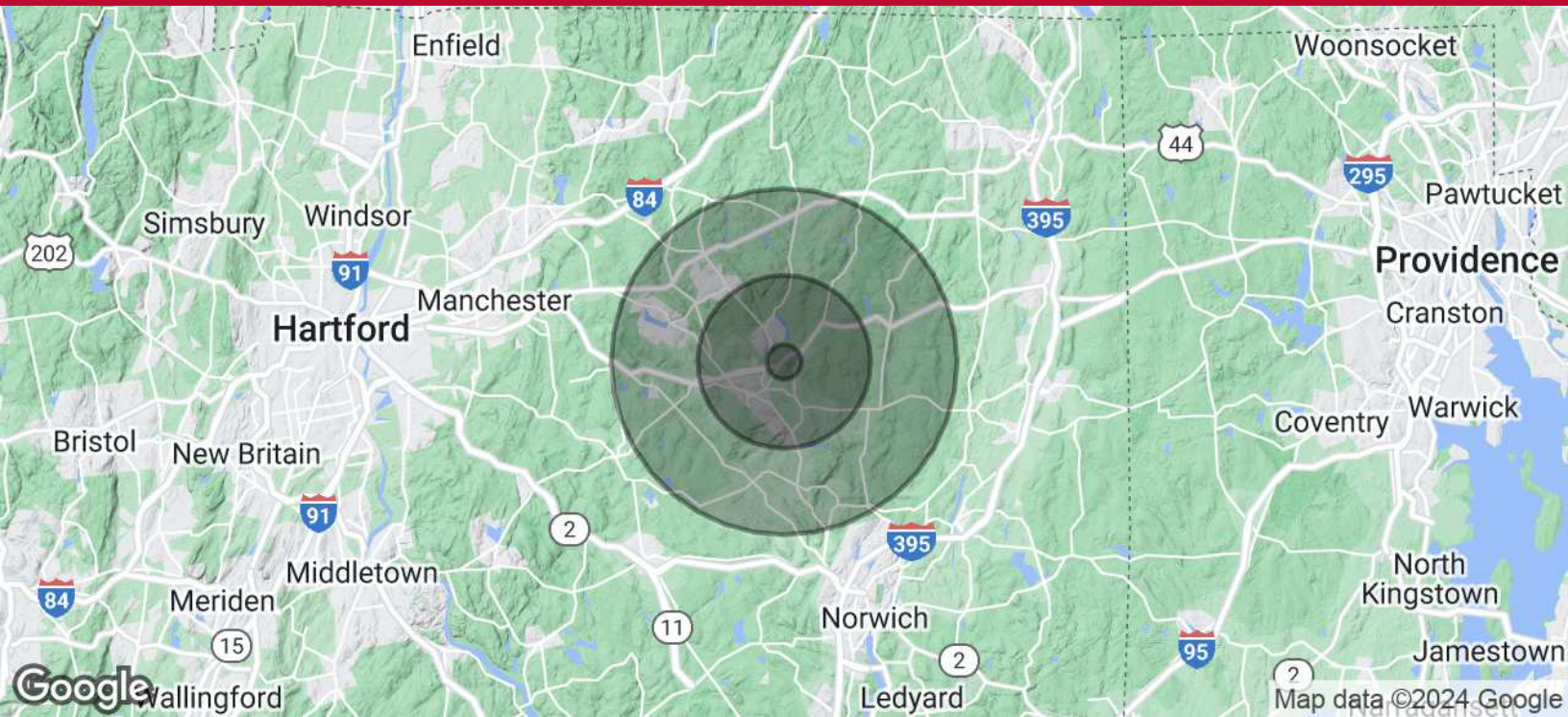
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	952	41,923	98,455
Average Age	44.3	33.7	33.7
Average Age (Male)	44.3	33.8	33.5
Average Age (Female)	44.4	33.5	33.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	404	15,258	31,482
# of Persons per HH	2.4	2.7	3.1
Average HH Income	\$59,158	\$63,558	\$73,442
Average House Value	\$177,583	\$222,535	\$252,095

2020 American Community Survey (ACS)

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