



Colliers

Sebethe Drive

13.01 Acres

Sale price
\$1,500,000

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10 Sebethe Drive Cromwell, CT 06416

±13 acres with excellent I-91 visibility

Ideal for office, medical, retail,
hospitality, and self-storage

Features

- Excellent visibility on I-91 with over 100,000 VDP
- Highway Business Zone allows for wide array of uses including self-storage
- 1,242' of frontage on I-91
- Previously approved for 3-story, 74,431 SF office building

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Location



Demographics

	POPULATION	HOUSEHOLDS	AVERAGE HH \$
1 Mile	4,579	2,305	\$84,656
3 Miles	38,939	17,221	\$103,959
5 Miles	112,549	26,300	\$99,599

Traffic Counts

Berlin Rd & Kirby Rd SE
17,456vpd

I-91 & Berlin Rd SW
100,258vpd



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