



NOW LEASING 1.56 ACRES WITH 4,930 SF BUILDING



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Possible Redevelopment Opportunity

29 Spencer Plains Road, Old Saybrook, CT 06475

29 SPENCER PLAINS ROAD



Possible Redevelopment Opportunity!

Now leasing 1.56 acres with a 4,930 sq. ft. free standing restaurant in Old Saybrook Connecticut! The property is located just off Interstate-95, Exit 66 and positioned at a 4-way intersection, across the street from the Big Y Supermarket Plaza. This location offers excellent visibility in a high traffic retail corridor with over 11,000 vehicles per day. The property services neighboring towns such as Madison, Clinton, Westbrook, Old Lyme and Essex. Surrounded by both national and local tenants including, Big Y Supermarket, Ulta Beauty, Five Guy's, Kohls, Econo Lodge Inn & Suites, Choice Pet and many more.



HIGHWAY ACCESS

Approximately 0.2 miles,
1 minute to I-95



DEMOGRAPHICS

Average Household Income:
Over \$156,000 within 5 miles



TRAFFIC COUNTS

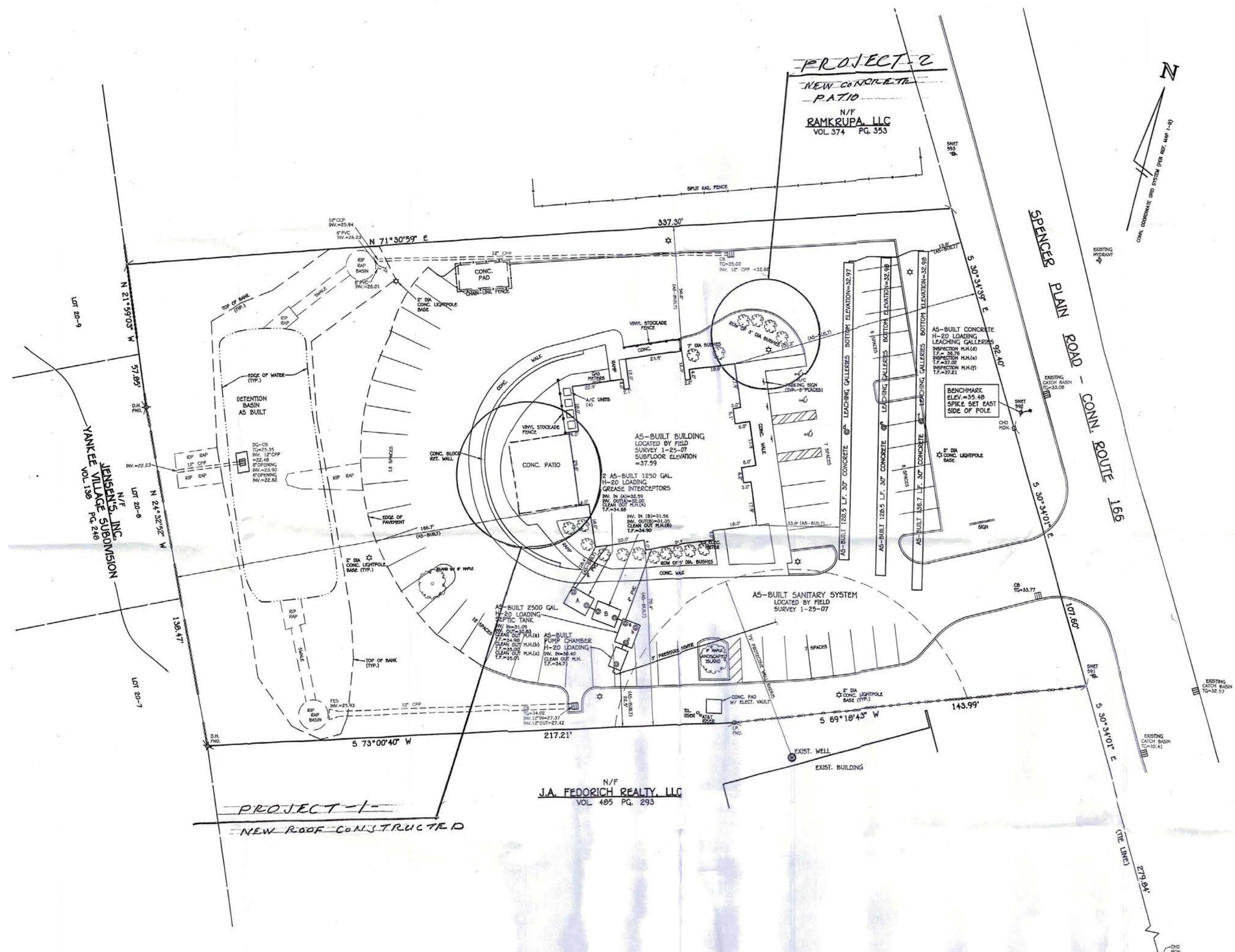
High Traffic counts with over
11,000 vehicles per day

PROPERTY DETAILS | Now Leasing

BUILDING SUB-AREAS (SQ FT)

DESCRIPTION	GROSS AREA
First Floor	4,930 SF
Outdoor Patio	2,332 SF
LOT SIZE	1.56 acres
PARKING	51 on-site spaces
ZONING	Gateway Business B-4 District (allows for many uses)
USE TYPE	Retail, medical, restaurant, service, or gas station
TAXES	\$20,217.14
RENT PRICE	Contact broker for pricing details









SUBJECT PROPERTY

LifeStorage



ULTA
BEAUTY

KOHL'S

AH ANIMAL HOSPITAL
of OLD SAYBROOK

West Marine

GoHealth
URGENT CARE

FIVE GUYS
BURGERS and FRIES

T-Mobile

CHOICE PET



WAYBACK
BURGERS

SPENCER PLAINS ROAD

DUNKIN'

BOSTON POST ROAD

ROUTE
1

BOSTON POST ROAD

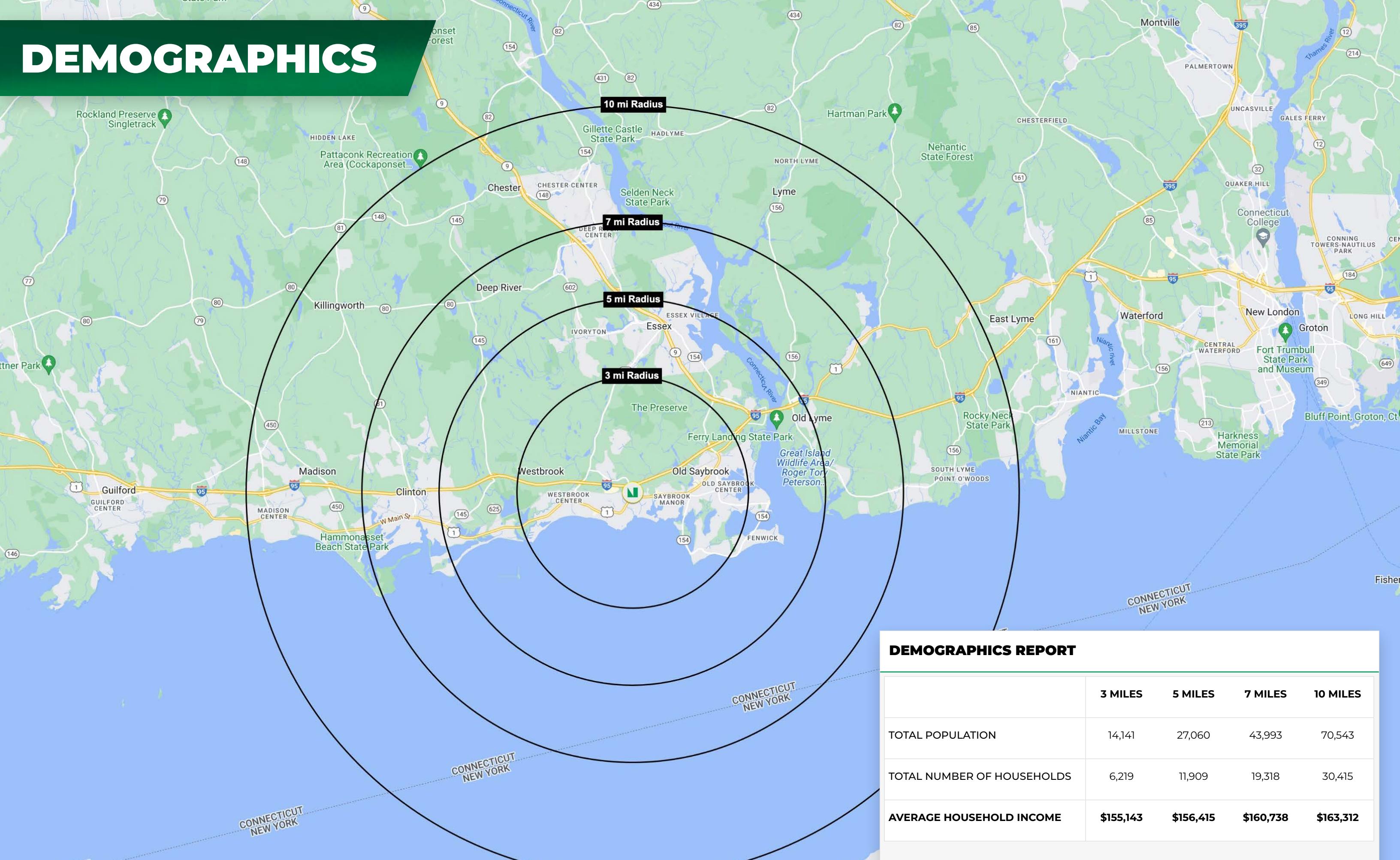
ROUTE
1

PROPOSED
CHIPOTLE
MEXICAN GRILL
CHASE





DEMOCRAPHICS





CONTACT

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