



REDEVELOPEMENT OPPORTUNITY

Land Lease: 2.41 Acre

WITH POSSIBLE DRIVE THROUGH

JOHN VERCELLI

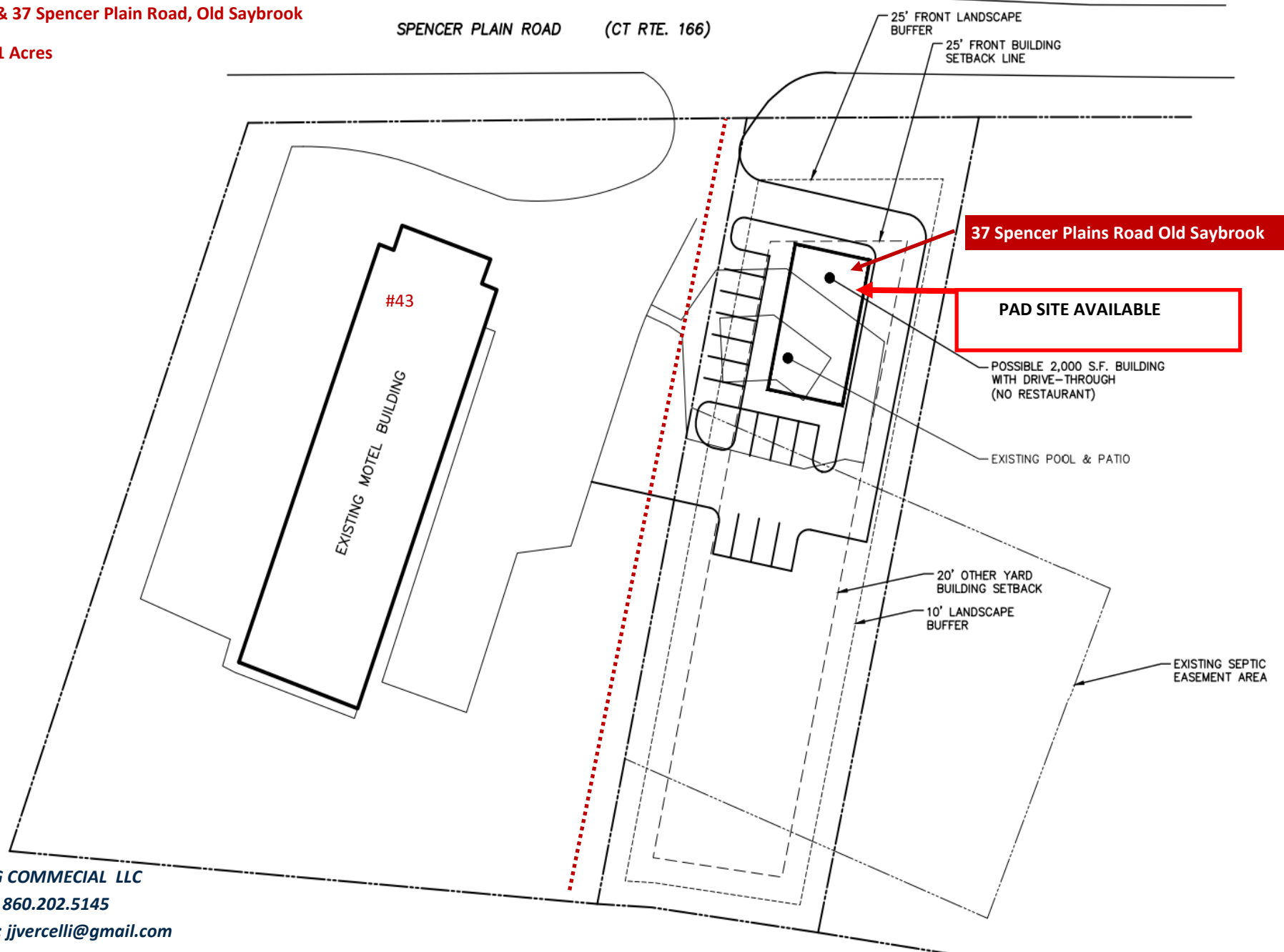
PH: 860.202.5145



Available: REDEVELOPEMENT SITE

43 & 37 Spencer Plain Road, Old Saybrook

2.41 Acres



ERG COMMERCIAL LLC

PH: 860.202.5145

EM: jjvercelli@gmail.com





REDEVELOPEMENT OPPORTUNITY

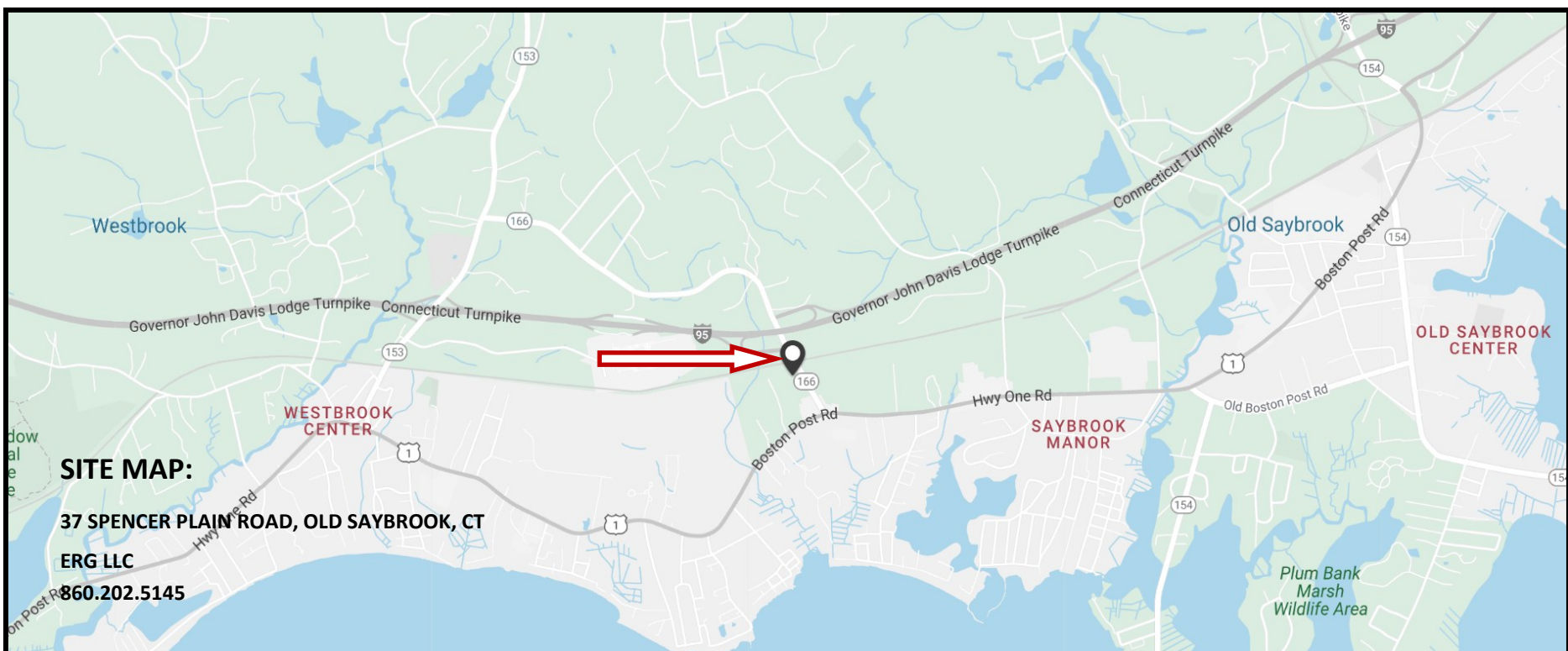
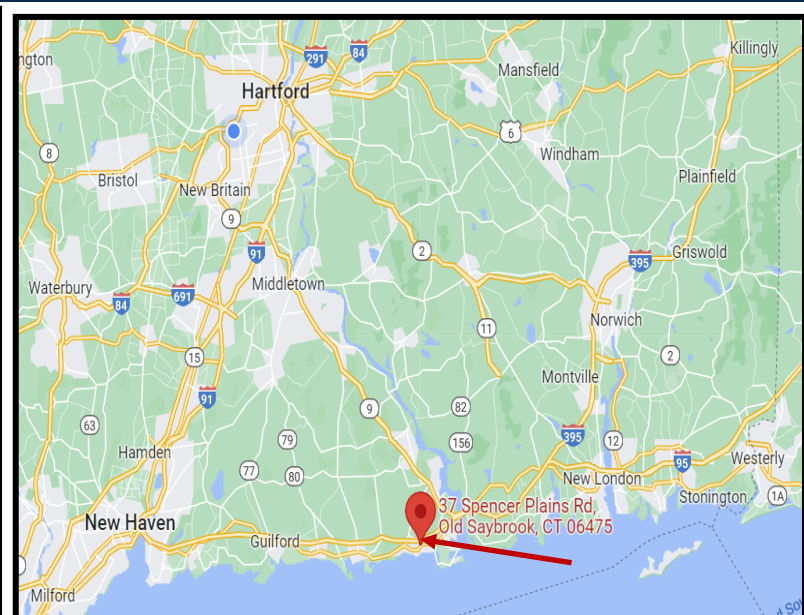
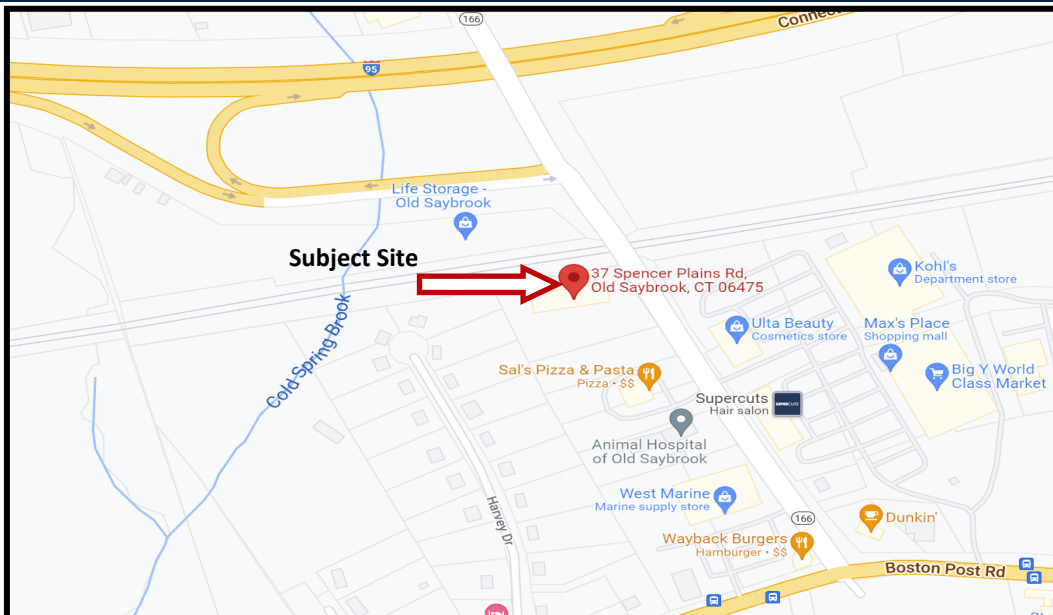
LAND LEASE

37 & 43 SPENCER PLAIN ROAD, OLD SAYBROOK CT

JOHN VERCELLI

PH: 860.202.51245

PAD SITES AVAILABLE



Population

	2 mile	5 mile	10 mile
2010 Population	7,158	26,158	70,327
2022 Population	8,423	28,649	72,687
2027 Population Projection	8,646	29,053	72,955
Annual Growth 2010-2022	1.5%	0.8%	0.3%
Annual Growth 2022-2027	0.5%	0.3%	0.1%
Median Age	51.2	52.5	51.2
Bachelor's Degree or Higher	44%	45%	45%
U.S. Armed Forces	9	45	86

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$103,459	\$109,882	\$115,803
Median Household Income	\$77,449	\$78,760	\$84,932
< \$25,000	626	1,798	3,841
\$25,000 - 50,000	595	2,410	5,356
\$50,000 - 75,000	513	1,704	4,420
\$75,000 - 100,000	347	1,303	3,578
\$100,000 - 125,000	286	1,009	2,577
\$125,000 - 150,000	391	927	2,364
\$150,000 - 200,000	404	1,370	3,227
\$200,000+	374	1,695	4,714