

SALE

158.5 TORRINGTON ROAD

158.5 Torrington Road Winsted, CT 06098



PROPERTY DESCRIPTION

Approved industrial site with plans for a 4,750 SF building. Driveway and septic system already installed, saving time and upfront costs. The owner can build to suit for qualified users or sell the land outright for owner development.

PROPERTY HIGHLIGHTS

- 4,750 SF industrial/flex space
- Zoned Gateway for versatile use
- Convenient Winsted area location

OFFERING SUMMARY

Sale Price:	\$325,000
Lot Size:	7 Acres
Building Size:	4,750 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,610	4,878	8,750
Total Population	3,455	10,841	20,129
Average HH Income	\$85,386	\$94,496	\$108,436

Gary Giordano
(860) 485-2079

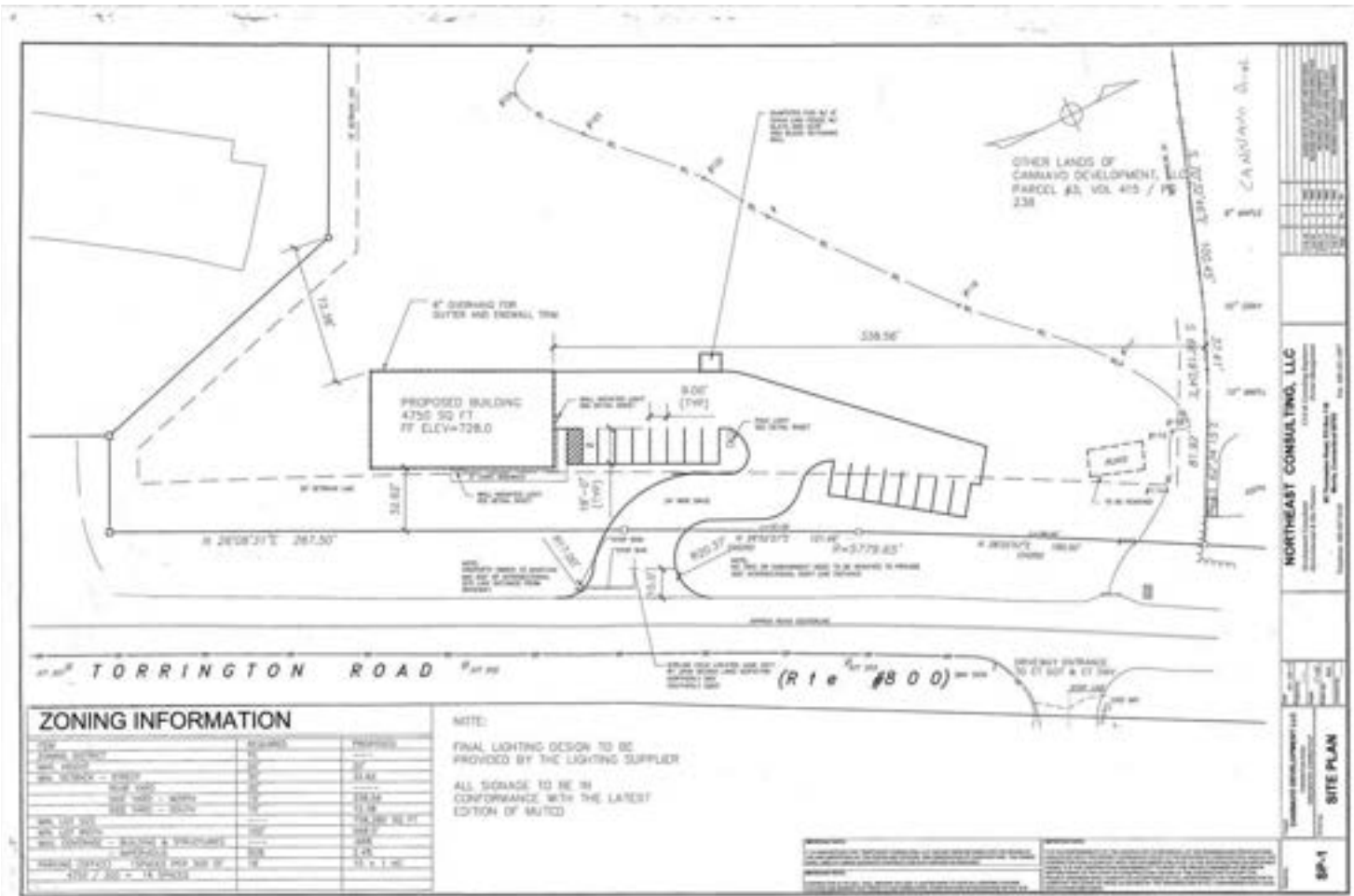


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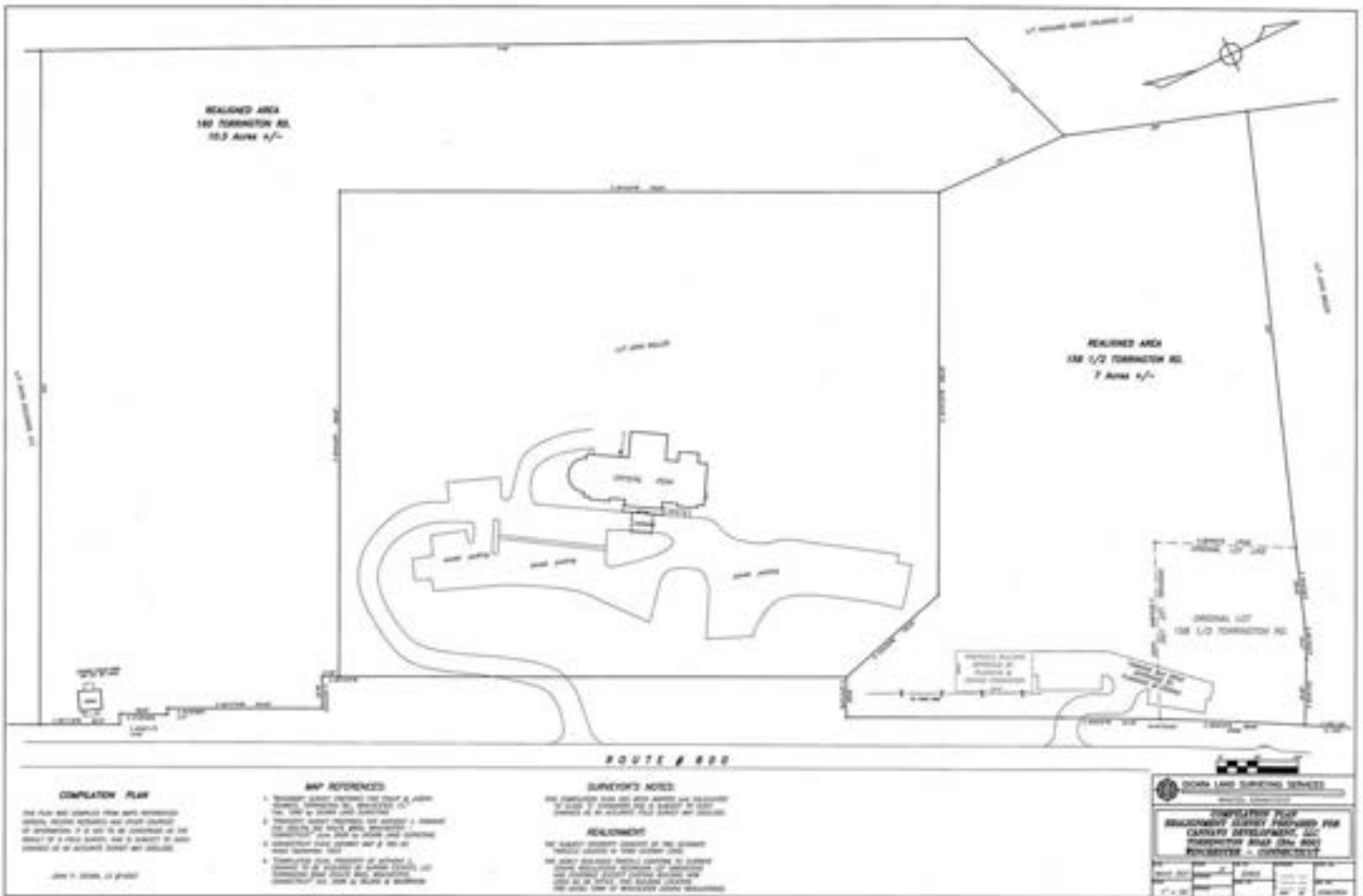


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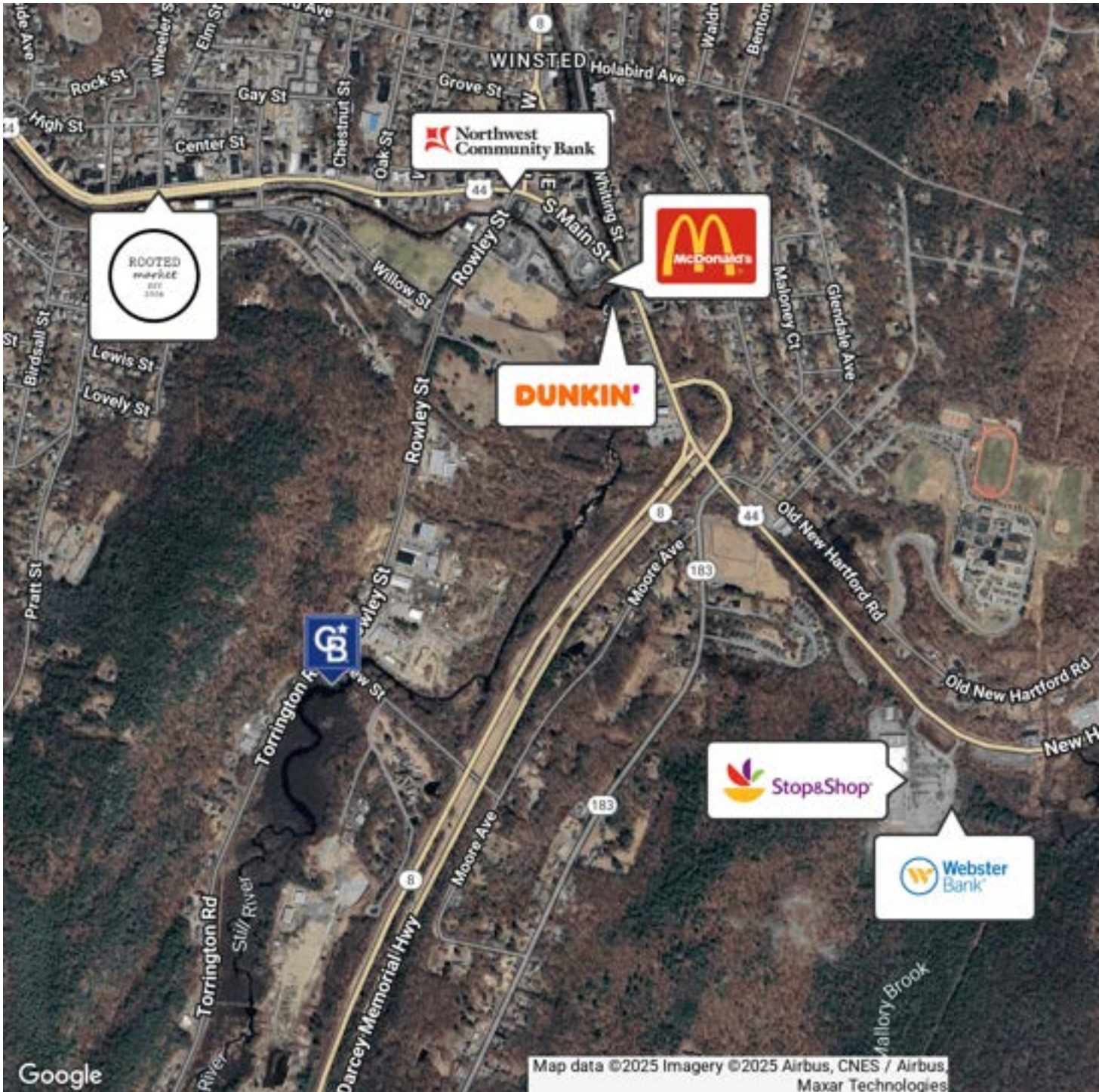
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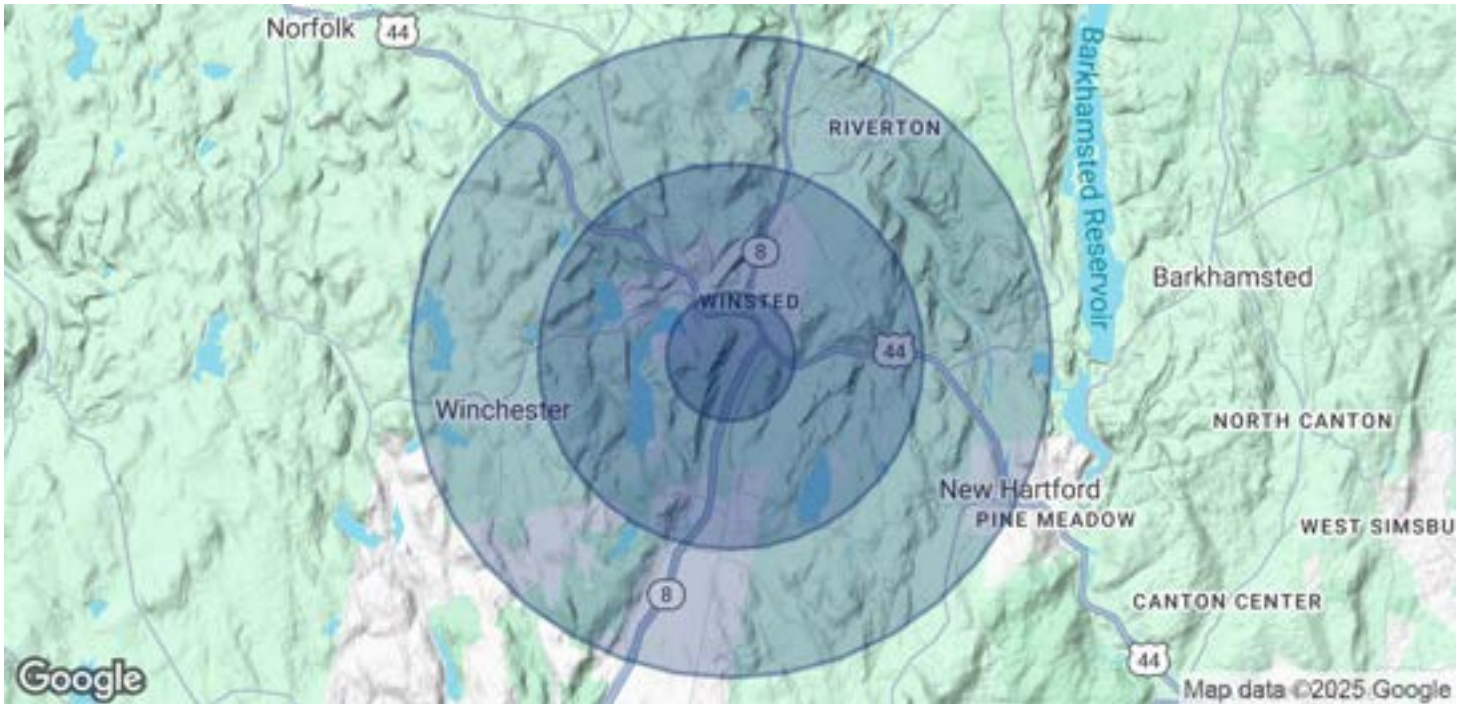
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,455	10,841	20,129
Average Age	45	46	46
Average Age (Male)	44	45	45
Average Age (Female)	46	46	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,610	4,878	8,750
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$85,386	\$94,496	\$108,436
Average House Value	\$298,363	\$324,565	\$336,930

Demographics data derived from AlphaMap



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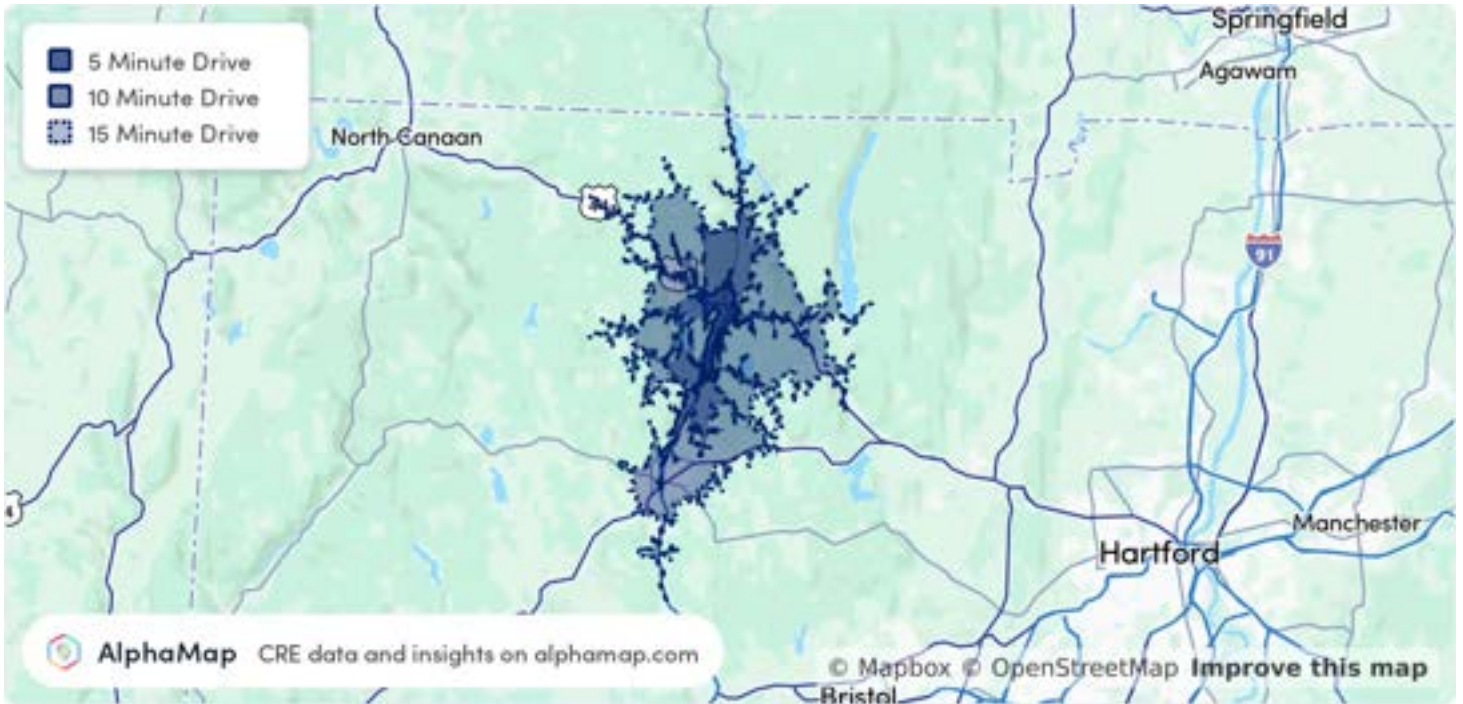


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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	4,753	12,534	33,571
Average Age	45	45	45
Average Age (Male)	44	44	44
Average Age (Female)	46	46	47

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	2,198	5,551	14,841
Persons per HH	2.2	2.3	2.3
Average HH Income	\$86,841	\$96,647	\$101,465
Average House Value	\$288,242	\$301,333	\$292,029
Per Capita Income	\$39,473	\$42,020	\$44,115

Map and demographics data derived from AlphaMap

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