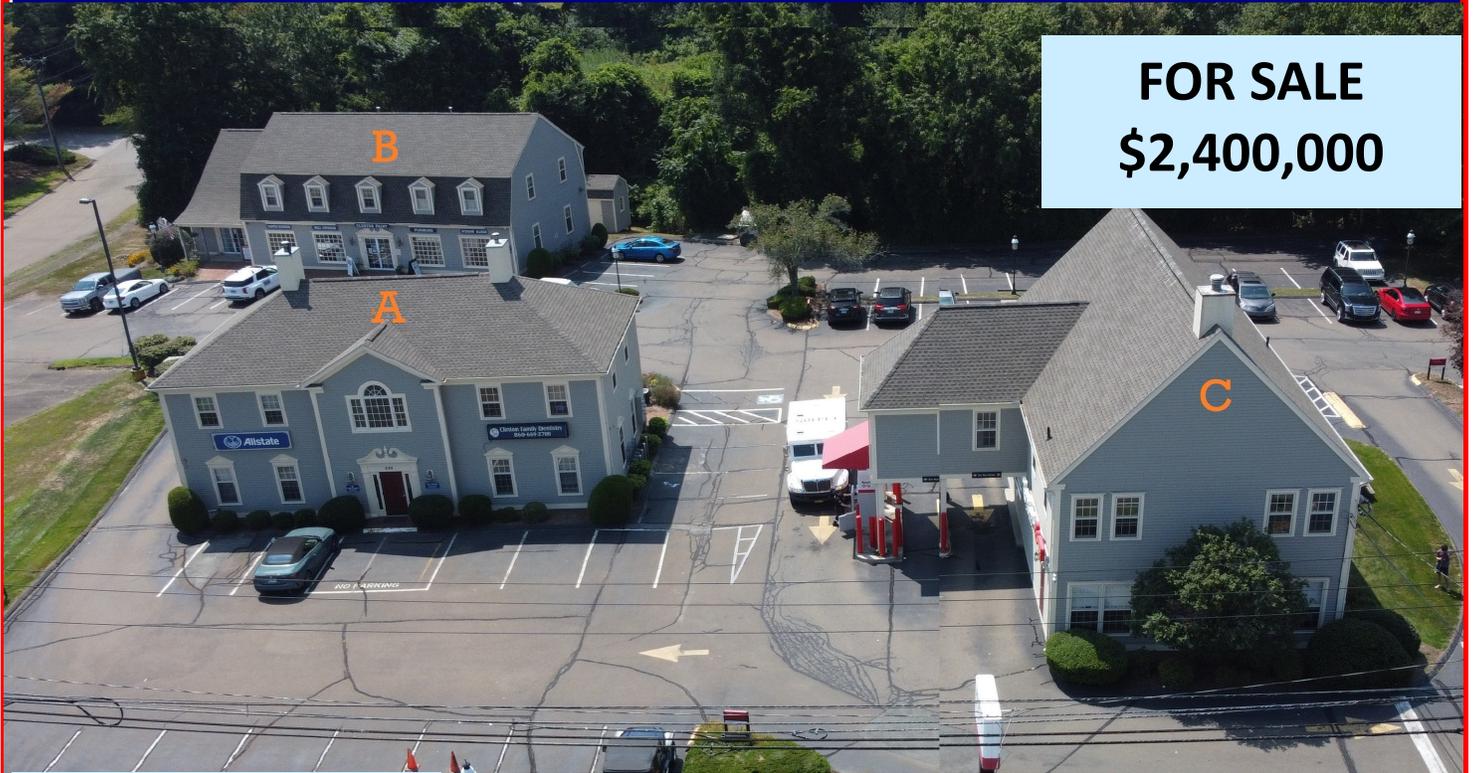


Great Investment Opportunity

250-252 East Main Street, Clinton



FOR SALE
\$2,400,000

- ⇒ 12,050 Total SF
- ⇒ Acres: 1.30
- ⇒ Public Water & Septic
- ⇒ Frontage: 200 Ft.
- ⇒ Zone: B-4
- ⇒ Taxes: \$20,558
- ⇒ Traffic Count: 11,000
- ⇒ Year Built: 1989

Building A

- ⇒ 3,392 SF
- ⇒ AllState Insurance, Clinton Family Dentistry

Building B

- ⇒ 4,960 SF
- ⇒ Clinton Paint & Decorating, 2 Residential Apartments and 1 Office

Building C

- ⇒ 3,698 SF
- ⇒ Key Bank
- ⇒ With Drive Thru

Well maintained and fully leased retail and office property in Clinton CT. Long term tenants include Key Bank, Clinton Paint & Decorating, Clinton Family Dentistry, Allstate Insurance, Consulting Office and 2 apartments.

LYMAN

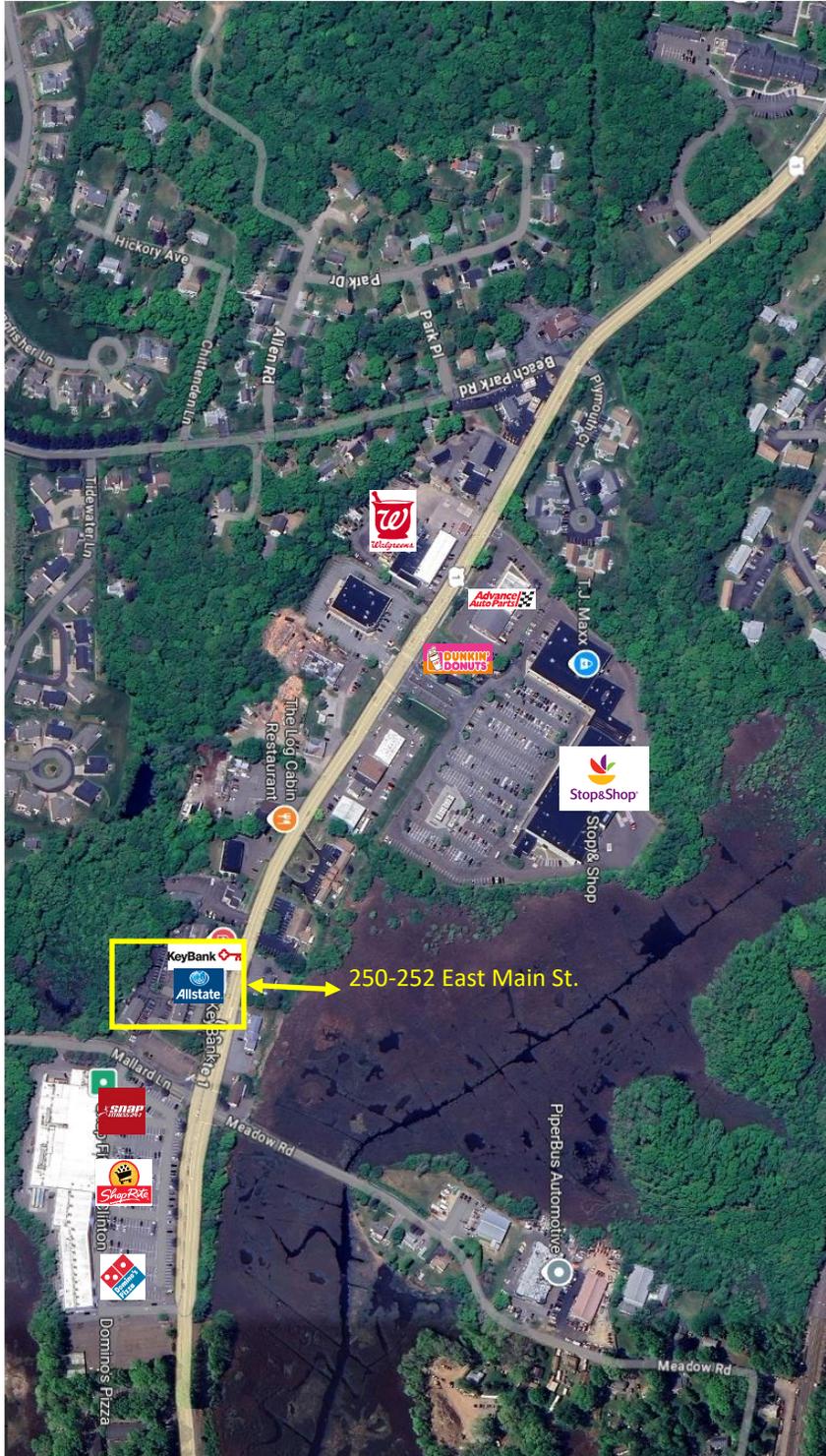
REAL ESTATE BROKERAGE & DEVELOPMENT

www.LymanRE.com

PENNY PARKER

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Westbrook, CT 06498
Mailing Address:
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Westbrook, CT 06498
860-887-5000 x7 Office
860-575-1855 Cell
pennyp@lymanre.com

AREA MAP & DEMOGRAPHICS



| Demographics | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| Total Population | 3,681 | 13,696 | 28,604 |
| Total Households | 1,778 | 6,209 | 12,449 |
| Average Household Income | \$126,325 | \$123,330 | \$129,648 |

All information stated is from sources deemed reliable and is submitted subject to errors, omissions, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.