

326 CLARKS FALLS RD., NORTH STONINGTON, CT

70 Acres on Route 216 & Frontage on I-95



FOR SALE: \$5,500,000

- ⇒ Total Acres: 70.15
- ⇒ 65.74 Acres in CT
- ⇒ 4.41 Acres in RI
- ⇒ Easy 4-way on-off highway access
- ⇒ Well & Septic required
- ⇒ High visibility, 554' abutting I-95
- ⇒ Zone: HC - Highway Commercial District
- ⇒ 88 miles from Boston & 143 miles from NYC

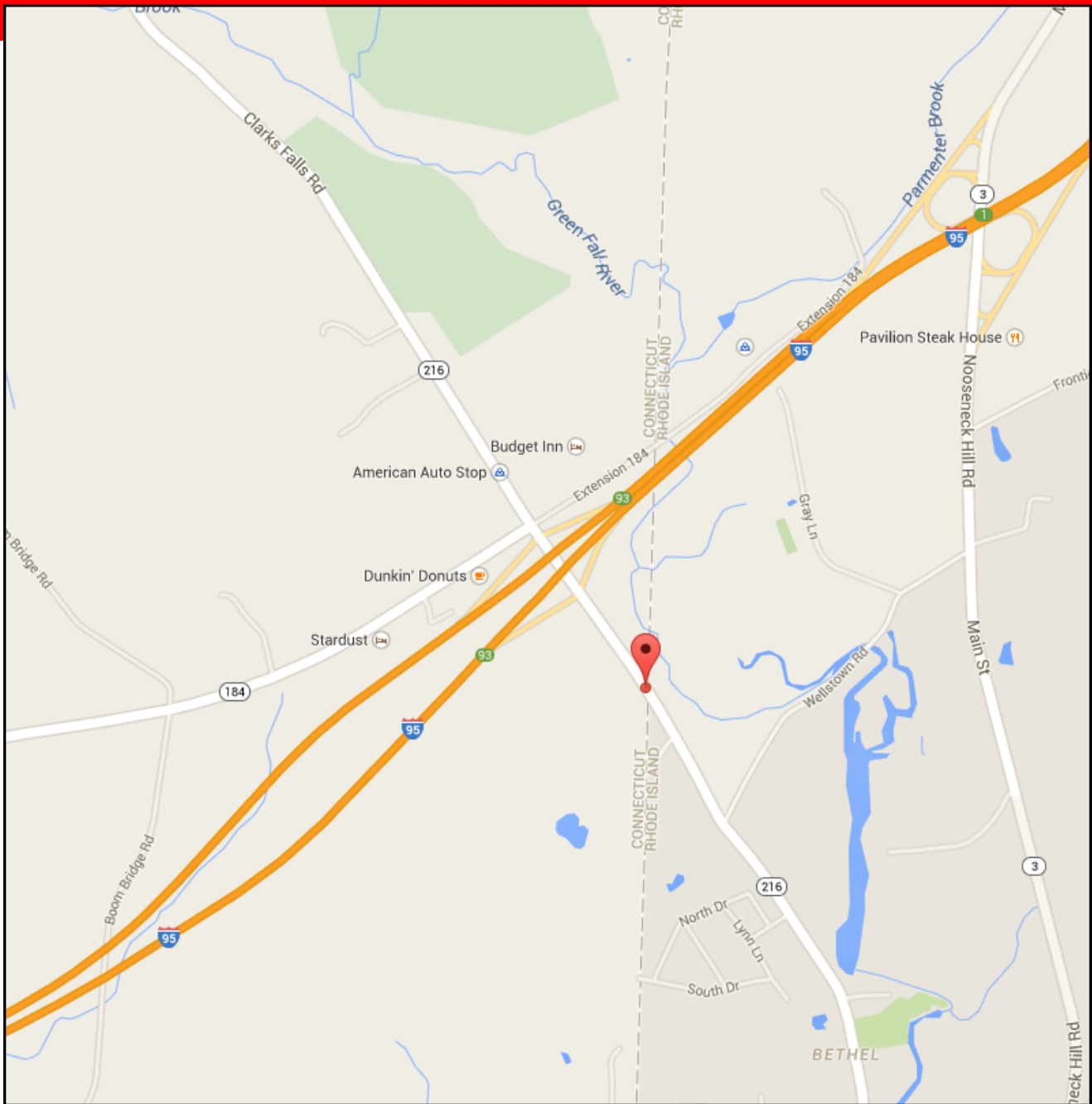
LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

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Demographics	1 MILE	3 MILES	5 MILES
Total Population	826	5,899	27,511
Total Households	298	2,309	11,381
Average Household Income	\$97,780	\$99,420	\$91,184
Average Daily Traffic Count: 36,000 bidirectional on I-95 & 6,900 Clarks Falls Rd			

All information stated is from sources deemed reliable and is submitted subject to errors, omission, 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.