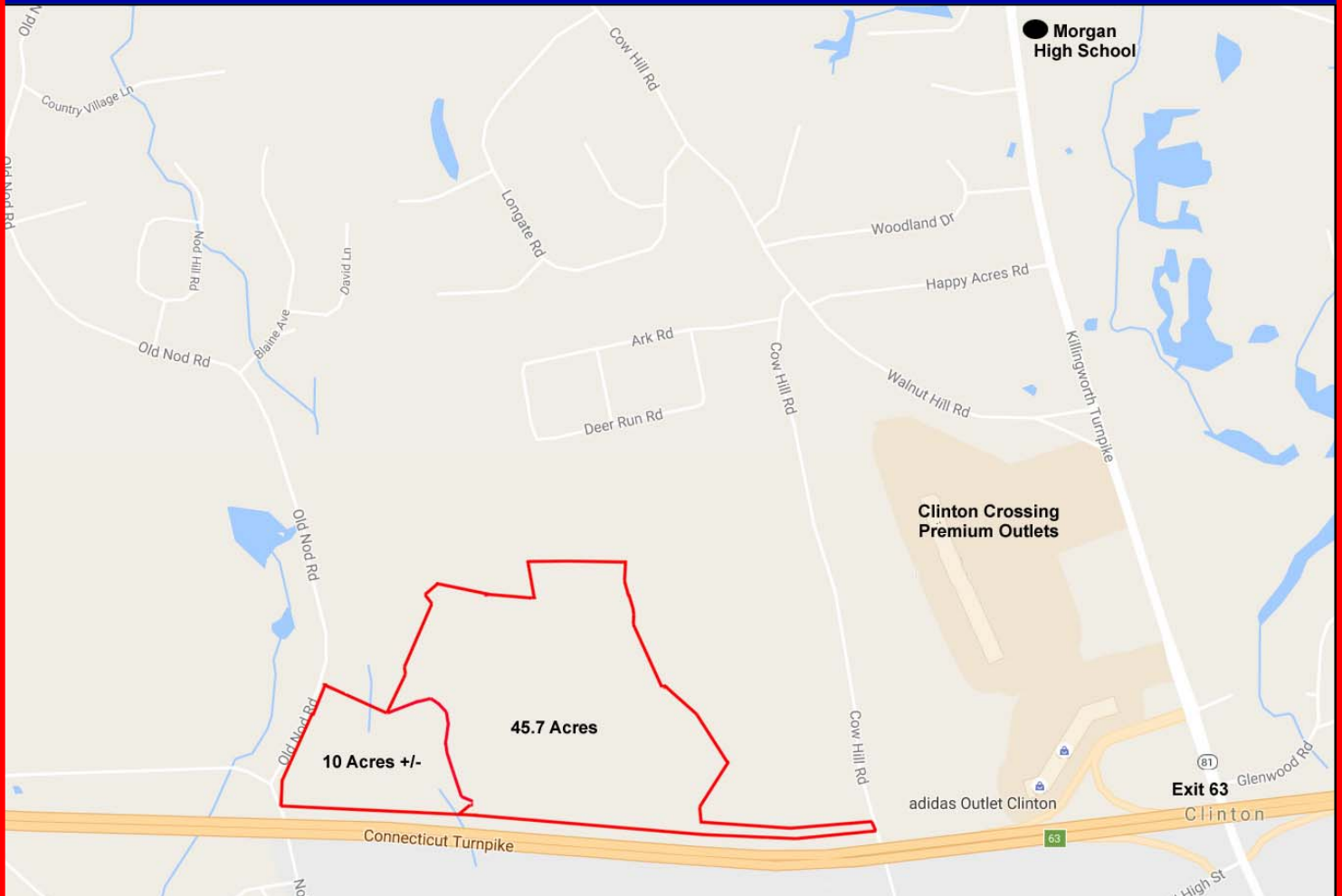


OLD NOD ROAD & COW HILL ROAD, CLINTON, CT 55.7 Acres of Industrial / Commercial Land For Sale



Two Parcels: \$3,000,000; 10 Ac: \$1,000,000; 45.7 Ac: \$2,000,000

- ⇒ Frontage: 3,300 Feet along I-95
- ⇒ Zone: IP - Industrial Park District
- ⇒ Well-suited for Senior Housing
- ⇒ Multiple Entries to Property
- ⇒ Closet to Clinton Crossing Premium Outlets
- ⇒ Close to Morgan High School
- ⇒ Subdivision of Parcels is Possible
- ⇒ Abuts I-95 Between Exits 62 & 63

LYMAN

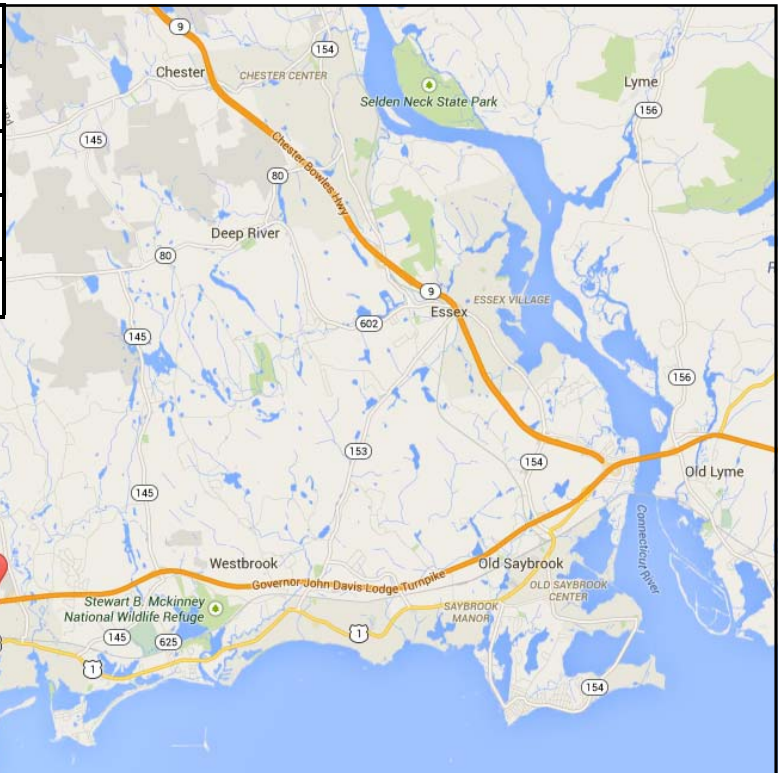
REAL ESTATE BROKERAGE & DEVELOPMENT
www.LymanRE.com

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Demographics	1 MILE	3 MILES	5 MILES
Total Population	2,356	19,110	32,733
Total Daytime Population	3,356	18,606	32,262
Median Household Income	\$65,472	\$82,115	\$84,685
Average Daily Traffic Count on I-95: 64,400			



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.