



truecre.com

# 19 CANNON ROAD | WILTON, CT

## FOR SALE

### DEMOGRAPHICS

#### POPULATION

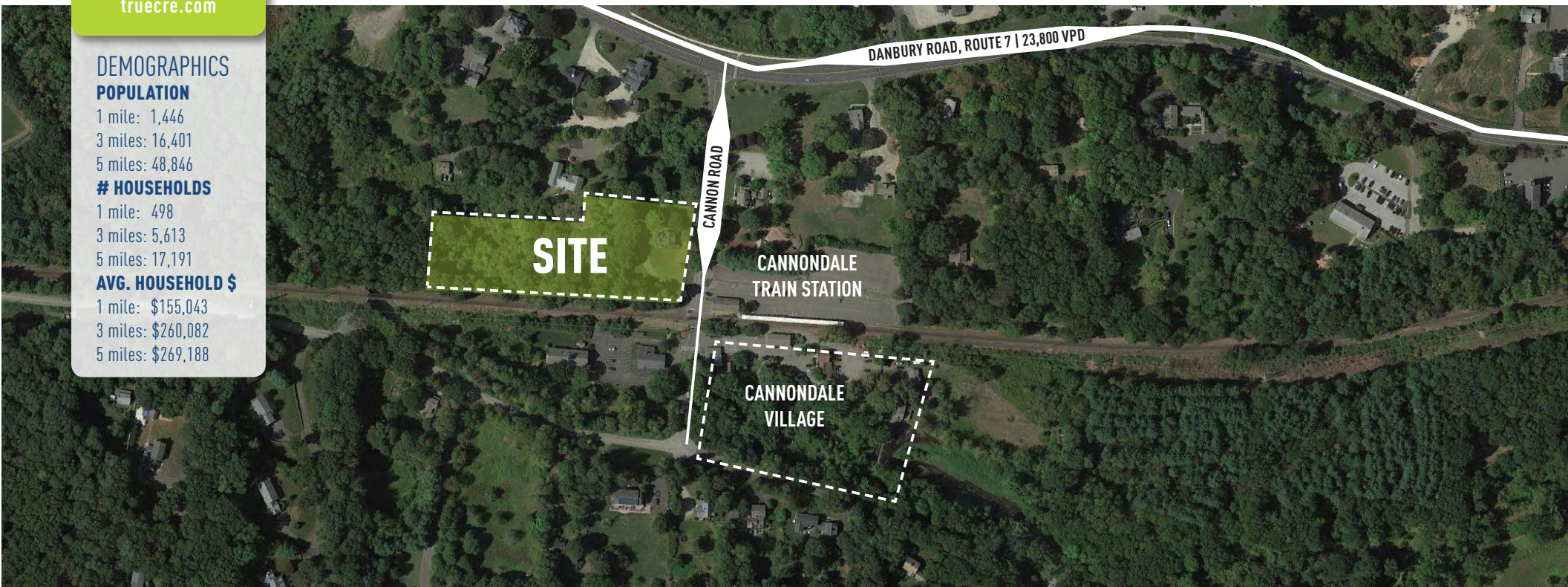
1 mile: 1,446  
3 miles: 16,401  
5 miles: 48,846

#### # HOUSEHOLDS

1 mile: 498  
3 miles: 5,613  
5 miles: 17,191

#### AVG. HOUSEHOLD \$

1 mile: \$155,043  
3 miles: \$260,082  
5 miles: \$269,188



## AVAILABLE: 2.16 ACRES FOR SALE!

- NEAR SIGNALIZED CORNER AT ROUTE 7 AND CANNON ROAD; 23,500 VEHICLES PER DAY.
- DIRECTLY ADJACENT TO THE CANNONDALE TRAIN STATION PARKING.
- HOUSE ON THE SITE IS 2,357 SF WITH WATER AND EASY ACCESSIBILITY TO SEWER AND CAN BE EXPANDED BY 50% TO 3,535 SF.
- ZONING: R-2 WITH ADAPTIVE USE RIGHTS
- RETAIL, OFFICE, SCHOOLS, DAYCARE AND RESIDENTIAL USES PERMITTED

**AREA RETAILERS:** Cannondale Train Station, The Greens at Cannondale, Wilton Meadows Health Care Center, Apple Blossom School and Family Center, Schoolhouse at Cannondale, The Cannon Grange, Wilton Sport Shop, Annabel Green Flowers and MANY more!

**ASKING PRICE: \$1.2 MILLION**

**A TRUE EXCLUSIVE...  
CALL FOR THE DETAILS!**

AGENTS:

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