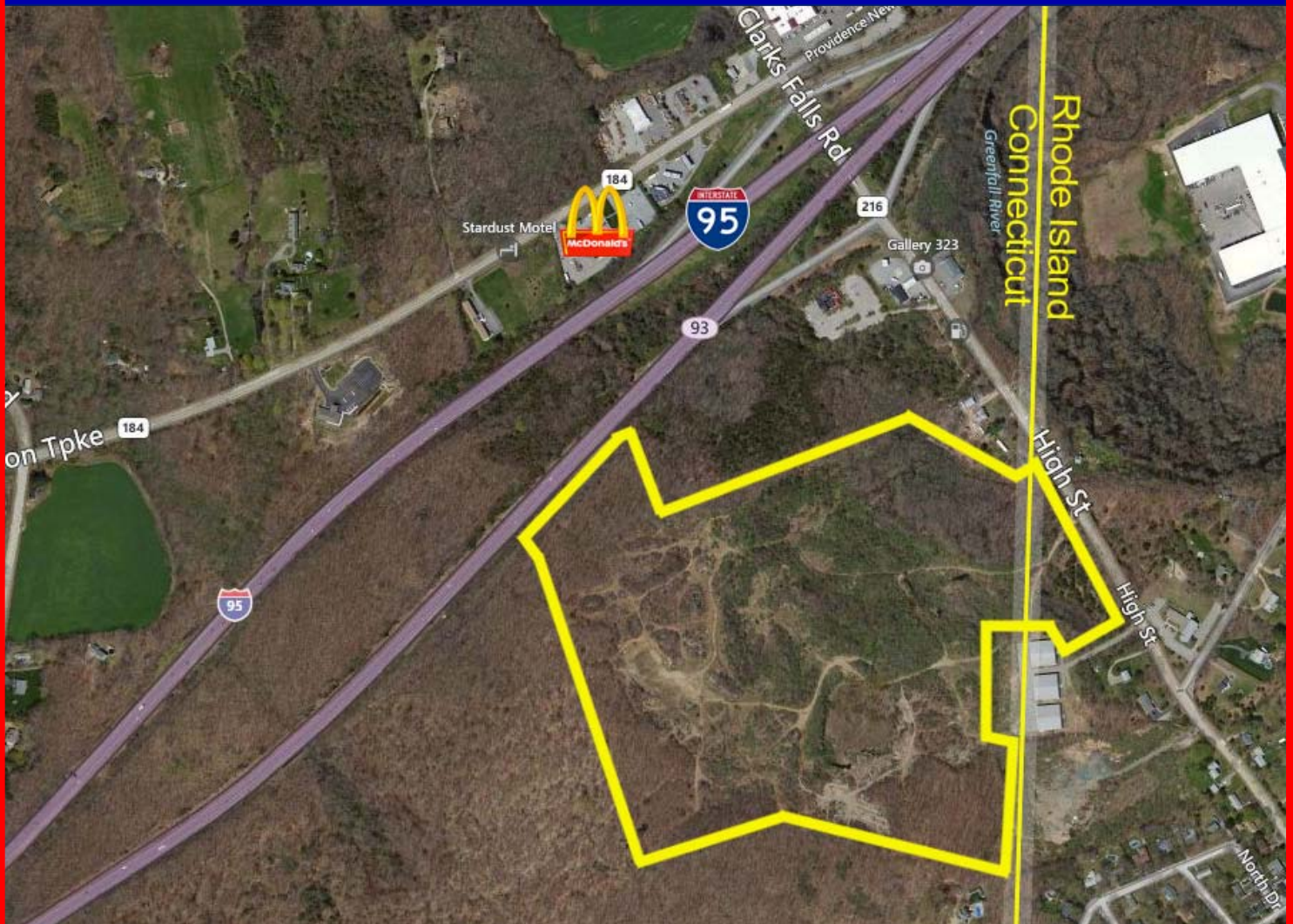


# 326 CLARKS FALLS RD., NORTH STONINGTON, CT

## 70 Acres on Route 216 & I-95



**FOR SALE: \$5,500,000**

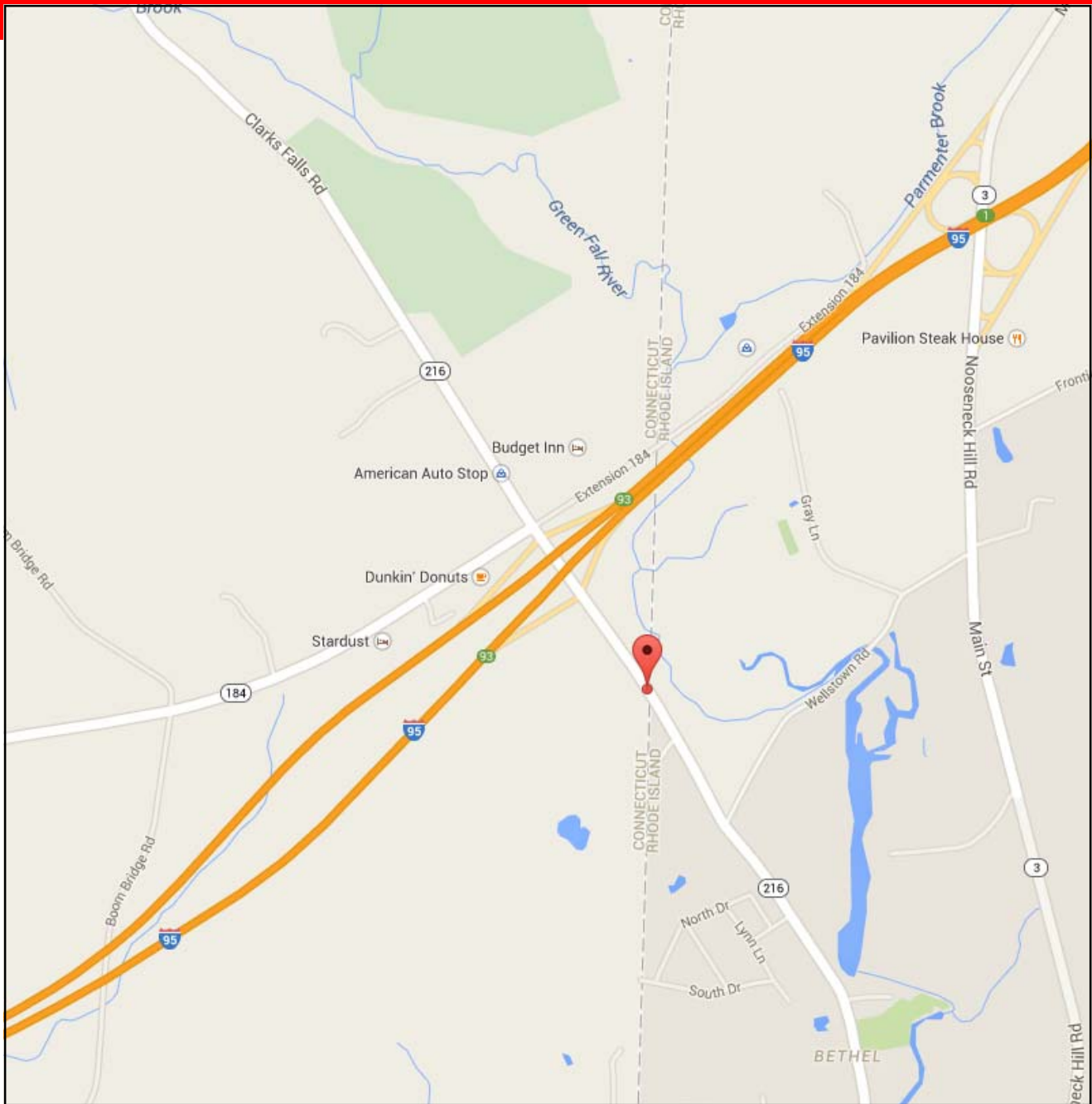
- ⇒ Total Acres: 70.15
- ⇒ 65.74 Acres in CT
- ⇒ 4.41 Acres in RI
- ⇒ Well & Septic required
- ⇒ Frontage: 1,400 Ft.
- ⇒ Zone: HC - Highway Commercial District

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Westbrook, CT 06498  
860-887-5000 x1 Office  
860-884-4666 Cell  
[ronl@lymanre.com](mailto:ronl@lymanre.com)



<b>Demographics</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	826	5,899	27,511
Total Households	298	2,309	11,381
Average Household Income	\$86,043	\$91,420	\$80,549
Average Daily Traffic Count: 6,900			

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.