

**PEQUOT COMMERCIAL**

# INDUSTRIAL LOT FOR SALE

- > 6.23 acre lot; 2.5+/- usable ac.
- > Zone LI-80S Light Industrial
- > 215' Road frontage
- > Well and Septic required
- > Less than 1 mile to I-95, Exit 71

***FOR SALE***

**\$280,000**

**Norm Peck**

**PEQUOT  
COMMERCIAL**

1020 Hartford Tpk.  
Waterford, CT 06385

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**38 Hatchetts Hill Rd., Old Lyme**

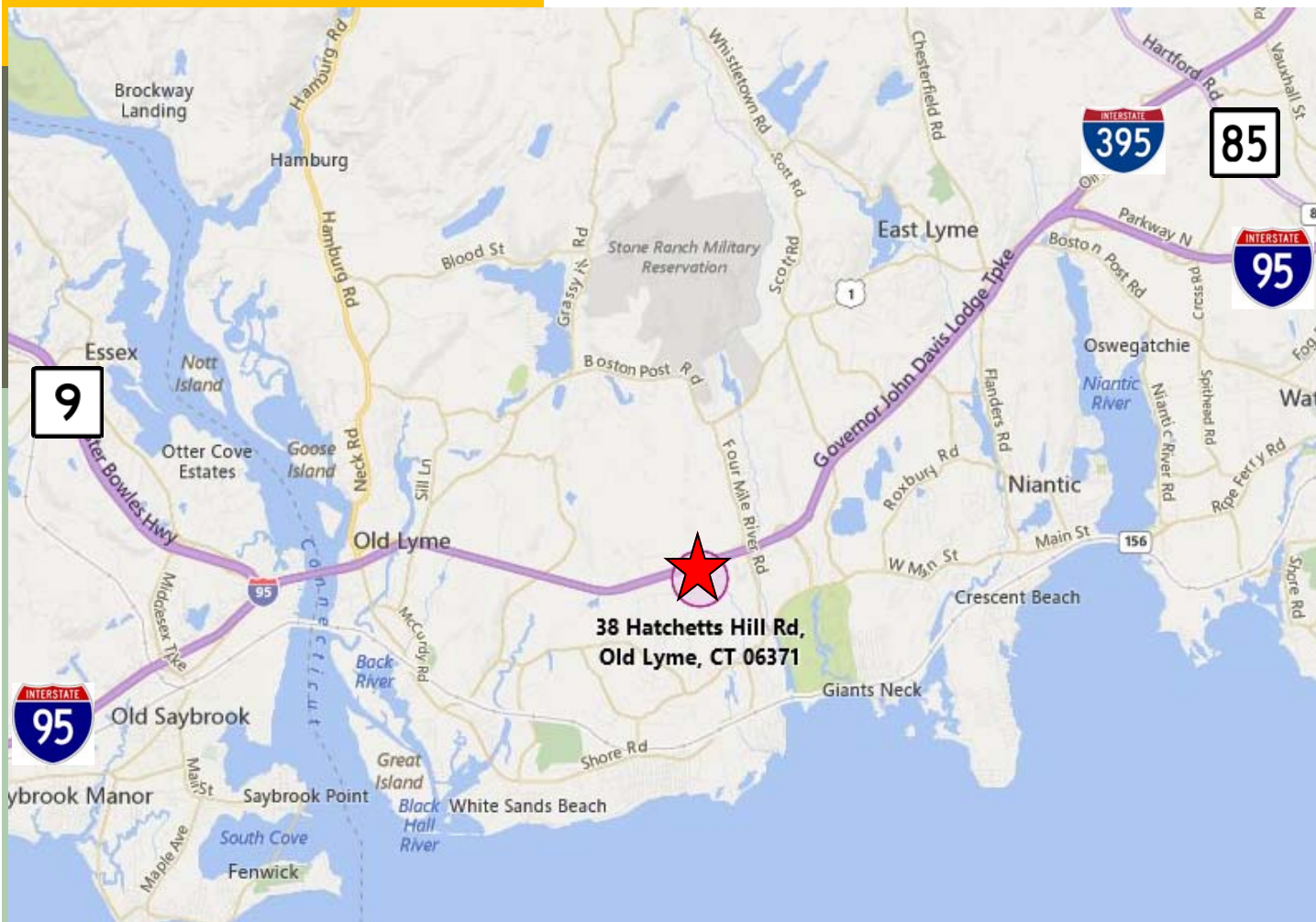
**Zone LI-80 S**

Permitted Uses:

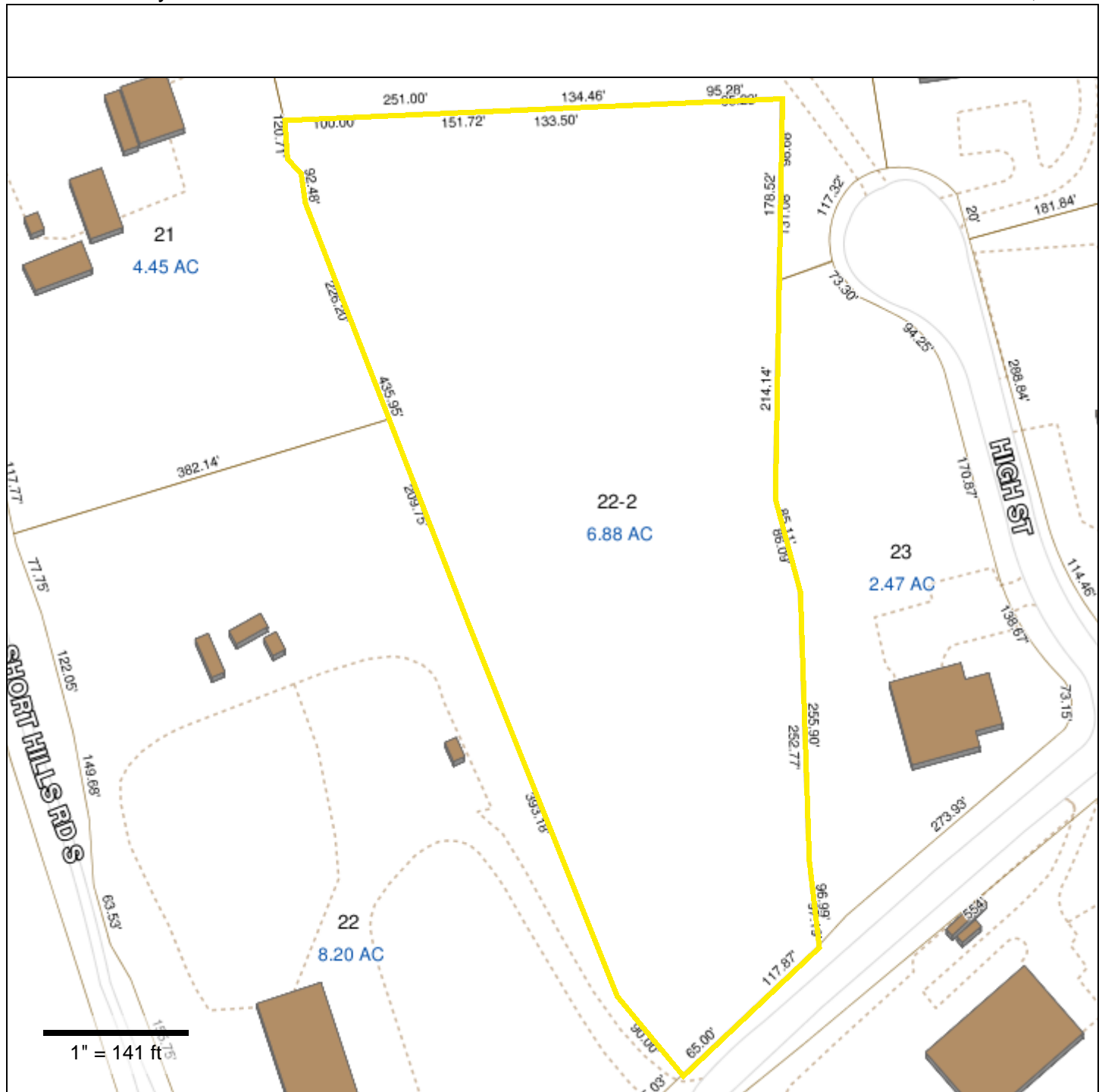
Boarding Stables, Riding Academy

By Special Permit:

Storage trailer, Office, Research, Truck terminal, Warehouse,  
Lumberyard, Bottling, Mfg., Contractor, Septic storage,  
Indoor recreation...



DEMOGRAPHICS		3 MILE	5 MILE	10 MILE
Total Population		13,239	24,530	99,265
Total Households		4,835	9,855	40,417
	Household Income \$0—\$30,000	16.05%	14.89%	23.37%
	\$30,001-\$60,000	19.76%	20.12%	21.85%
	\$60,001-\$100,000	24.75%	25.69%	22.51%
	\$100,001+	39.44%	39.31%	32.27%



### Property Information

**Property ID** 19-22-2  
**Location** 38 HATCHETTS HILL RD  
**Owner** HATCHETTS HILL LLC



### MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 7/1/2014

