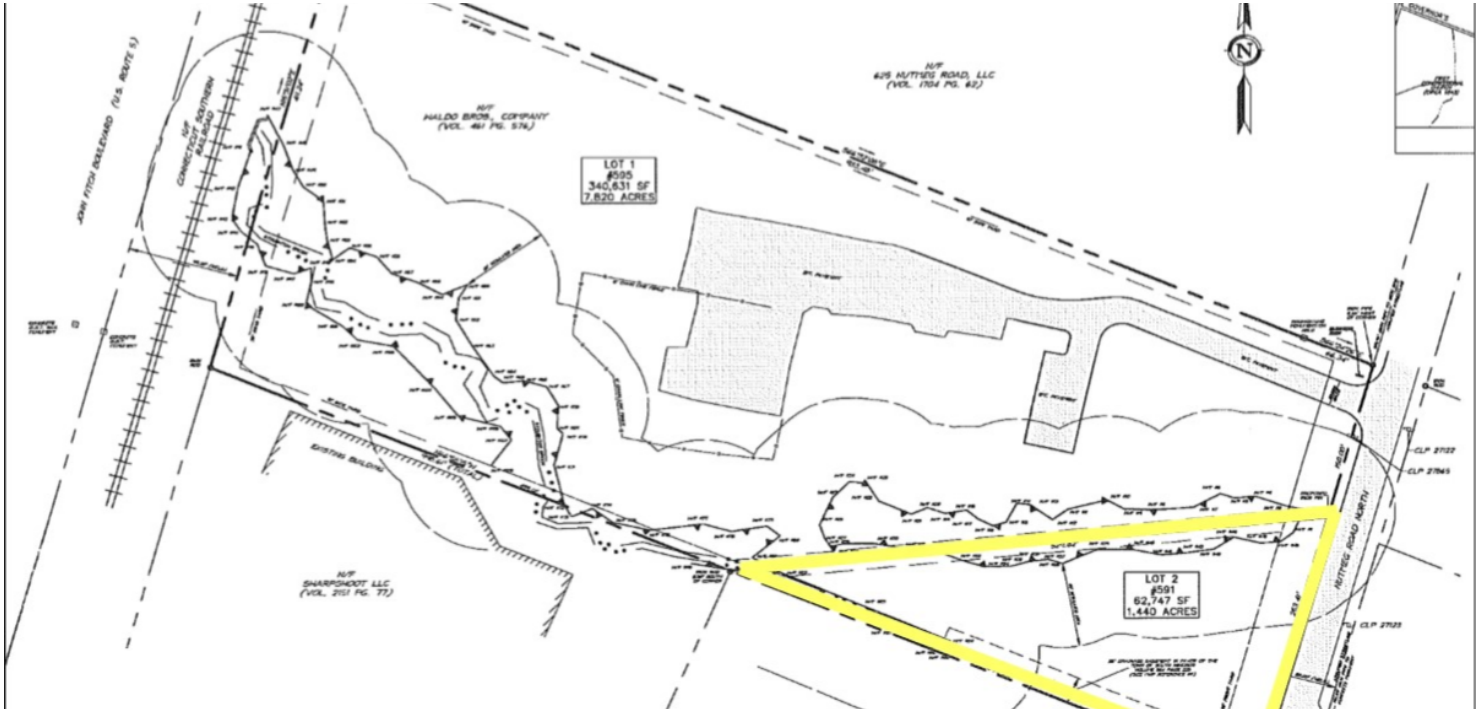




# FOR SALE

## 1.44 ACRE INDUSTRIAL PARCEL

591 NUTMEG ROAD NORTH | SOUTH WINDSOR, CT 06074



### PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 591 Nutmeg Road North, South Windsor for sale. This desirable 1.44 acre parcel offers excellent visibility on Route 5.

### PROPERTY HIGHLIGHTS

- Approved for an 8,425 square foot industrial building
- Full utilities
- Ideally located within two miles of I-291
- Clear site

### OFFERING SUMMARY

Sale Price:	\$139,000
Lot Size:	1.44 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	450	36,664	208,088
Total Population	1,113	94,533	530,672
Average HH Income	\$86,749	\$76,306	\$70,156

**DAVID MURDOCK**  
860.983.0029  
murdock@sentrycommercial.com



190 TRUMBULL STREET | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](http://sentrycommercial.com)

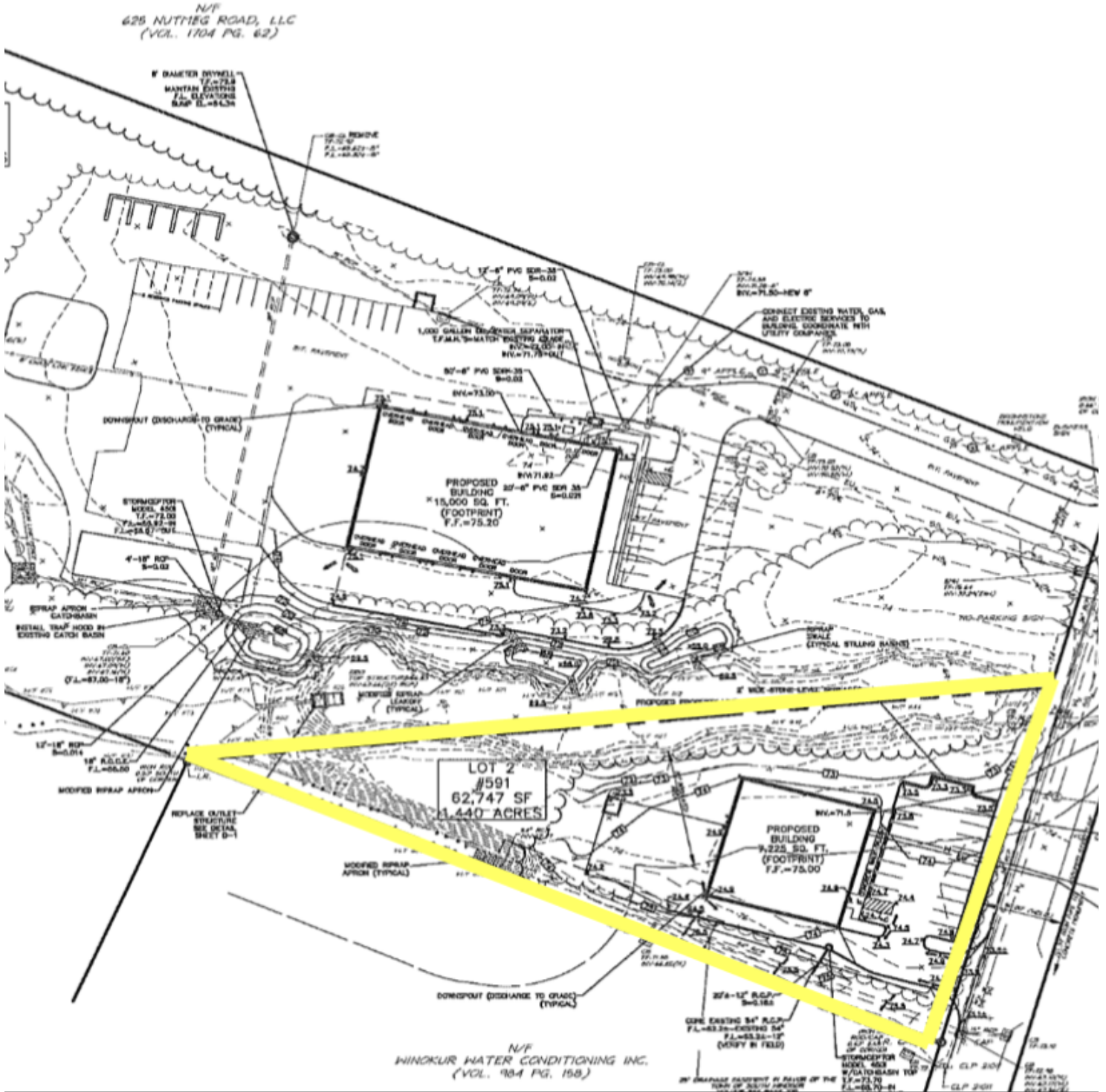
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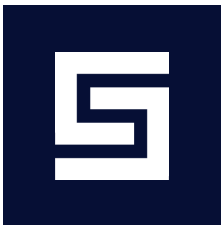


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Google

Imagery ©2020, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

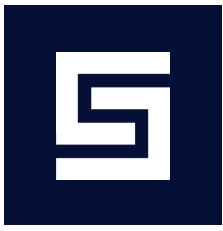
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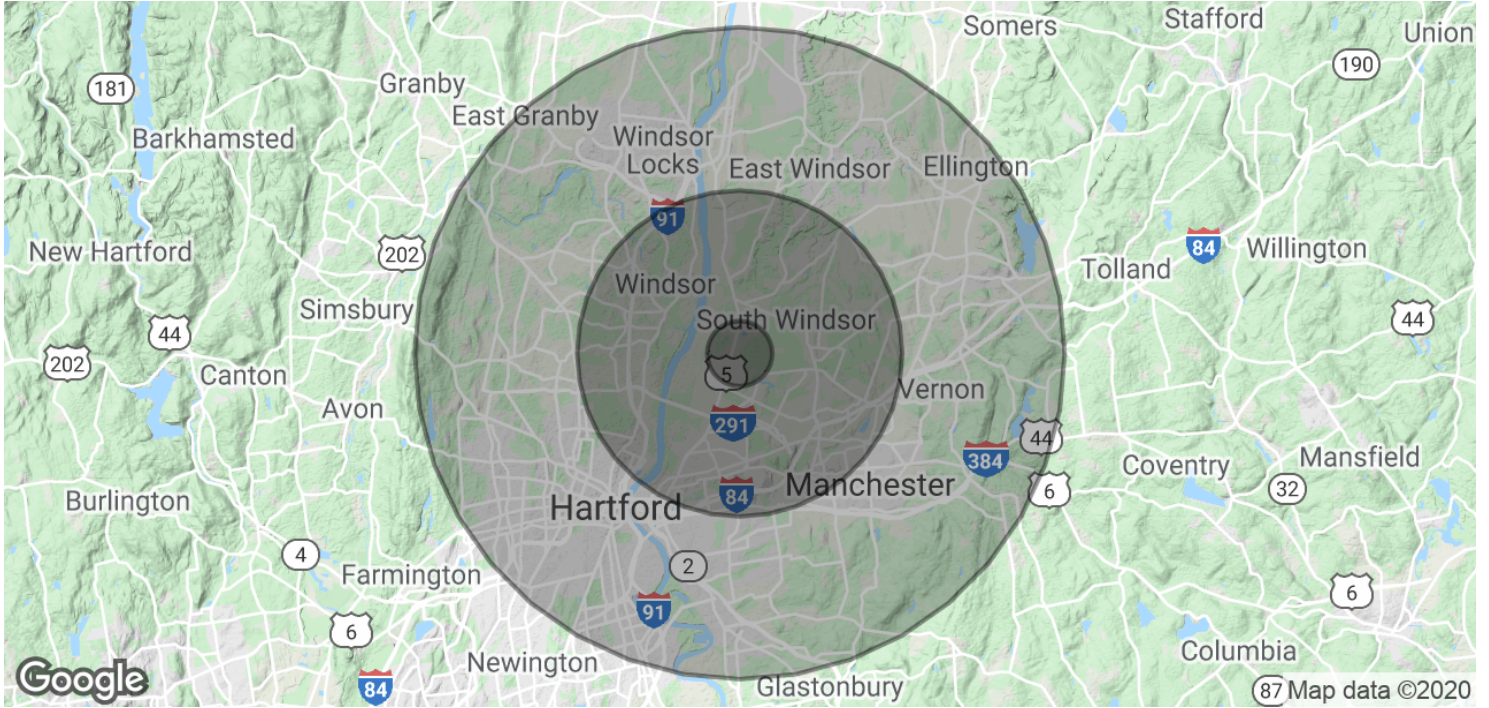




# FOR SALE

## 1.44 ACRE INDUSTRIAL PARCEL

591 NUTMEG ROAD NORTH | SOUTH WINDSOR, CT 06074



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,113	94,533	530,672
Average age	44.5	38.2	37.5
Average age (Male)	43.0	36.7	36.0
Average age (Female)	46.7	39.6	38.7

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	450	36,664	208,088
# of persons per HH	2.5	2.6	2.6
Average HH income	\$86,749	\$76,306	\$70,156
Average house value	\$288,260	\$229,897	\$252,456

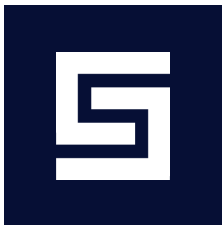
\* Demographic data derived from 2010 US Census

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