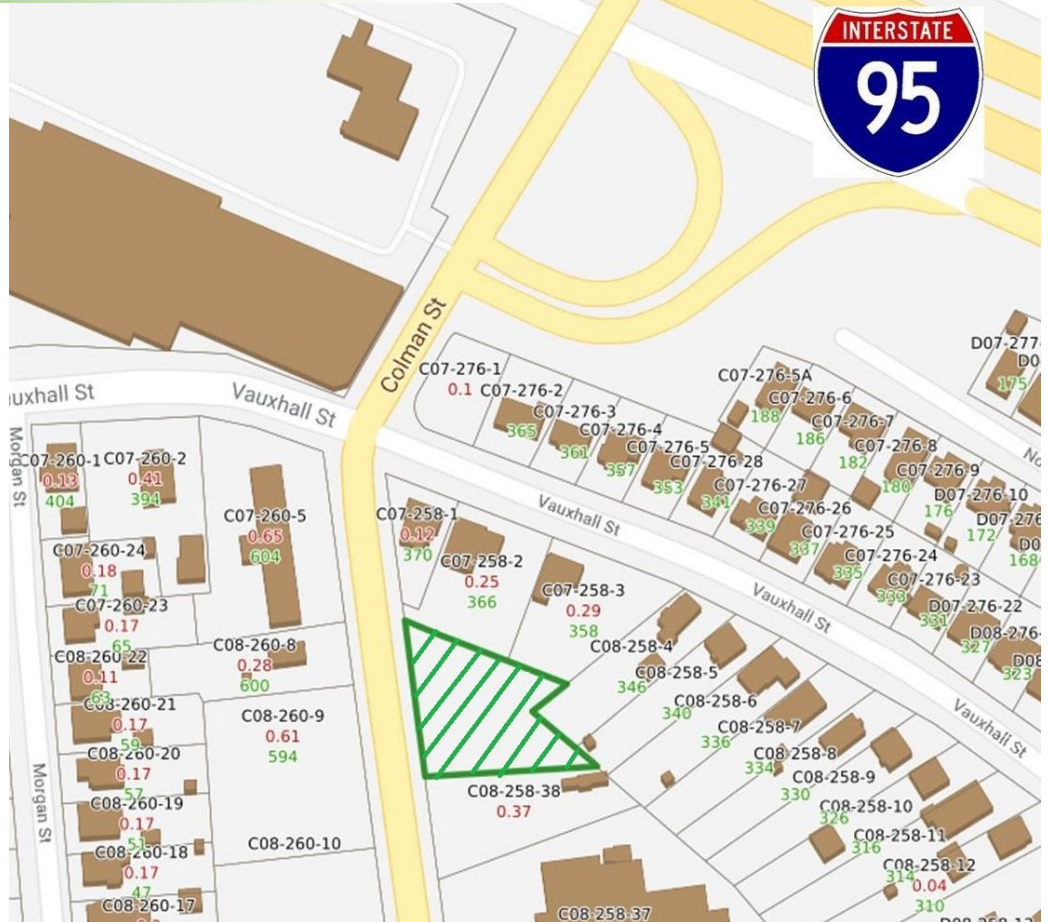


FOR SALE

COMMERCIAL PARCEL

593 Colman St.
New London, CT



FOR SALE

\$500,000

Judy Walsh

Pequot Commercial

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x153
860-444-6661 Fax

jwalsh@pequotcommercial.com

- > Approx. 1/2 acre paved, empty lot on Colman Street
- > 150'+/- Road Frontage
- > 11,800 Average Daily Traffic Count
- > Zone C-2 Commercial
- > Only 1/4 mile to I-95
- > Abutting property also For Sale (567+569)
- > Retail area includes:
 - Numerous large car dealerships
 - Auto service businesses
 - National food chains
 - Offices



ZONE C-2

Permitted Uses: Retail, Service, Restaurant, Office, Financial Institution...

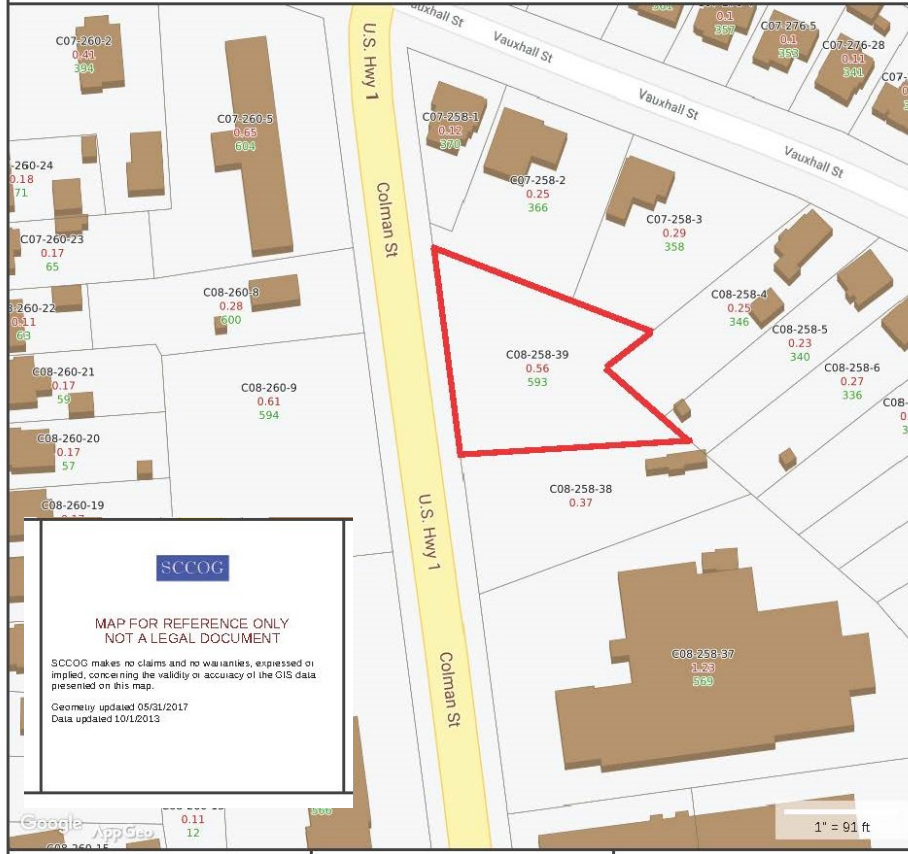
By Special Permit: Auto Sales & Repair / Rental, Fast Food, Wholesale Distribution, Self Storage...

DEMOGRAPHICS		3 MILE	5 MILE	10 MILE
Total Population		47,847	81,269	151,569
Total Households		18,752	33,424	62,751
Household Income	\$0—\$30,000	29.05%	24.30%	19.73%
	\$30,001-\$60,000	26.08%	24.99%	23.04%
	\$60,001-\$100,000	22.05%	23.50%	23.28%
	\$100,001+	22.82%	27.21%	33.94%



Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.

593 Colman St., New London, CT

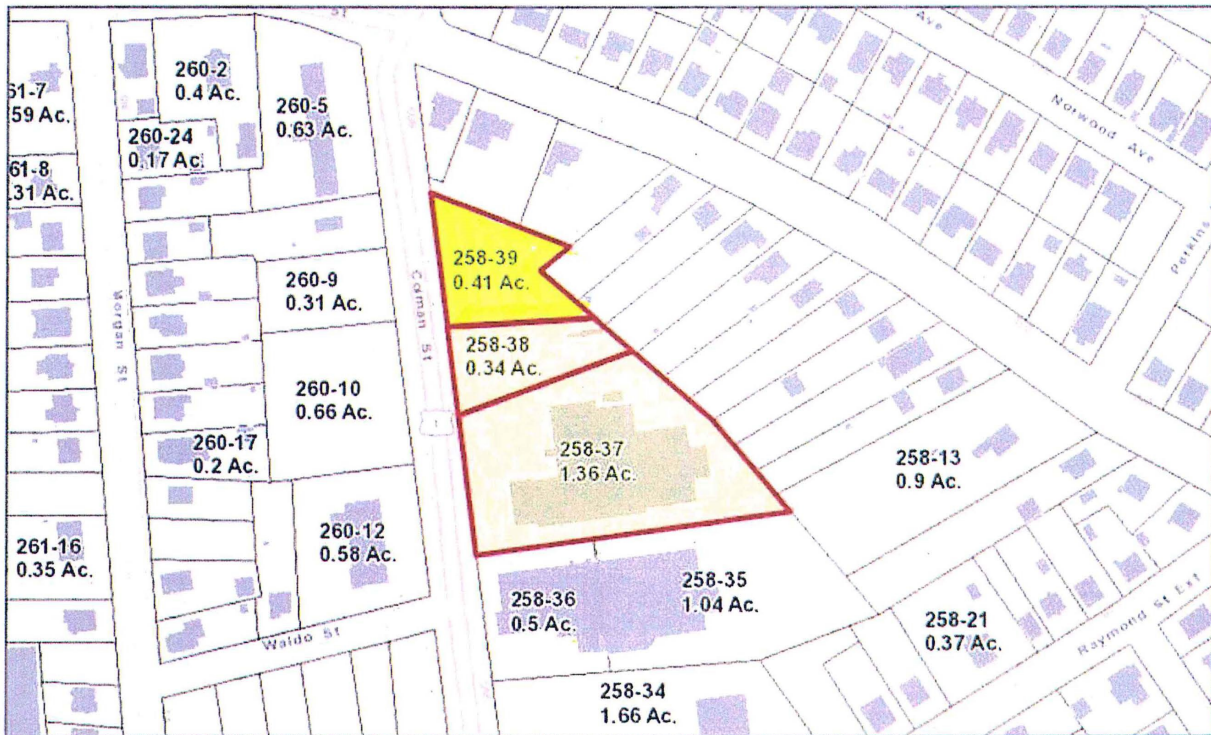


SCCOG

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 05/31/2017
Data updated 10/1/2013



Property Map

1 inch = 196 feet

Data and scale shown on this map are provided for planning and informational purposes only. NEW LONDON (CT) and Vision Government Solutions are not responsible for any use for other purposes or misuse or misrepresentation of this information.



3/9/2017