

NEW BOLTON RD., CIDER MILL RD. , BOLTON, CT

Commercial & Residential Development



29.27 Acre lot: \$4,950,000
\$25.00/SF NNN In Line Space
\$150,000 NNN Yearly Large Pad
\$75,000 NNN Yearly Small Pad
19.77 Acre lot: Price TBD. Call Agent

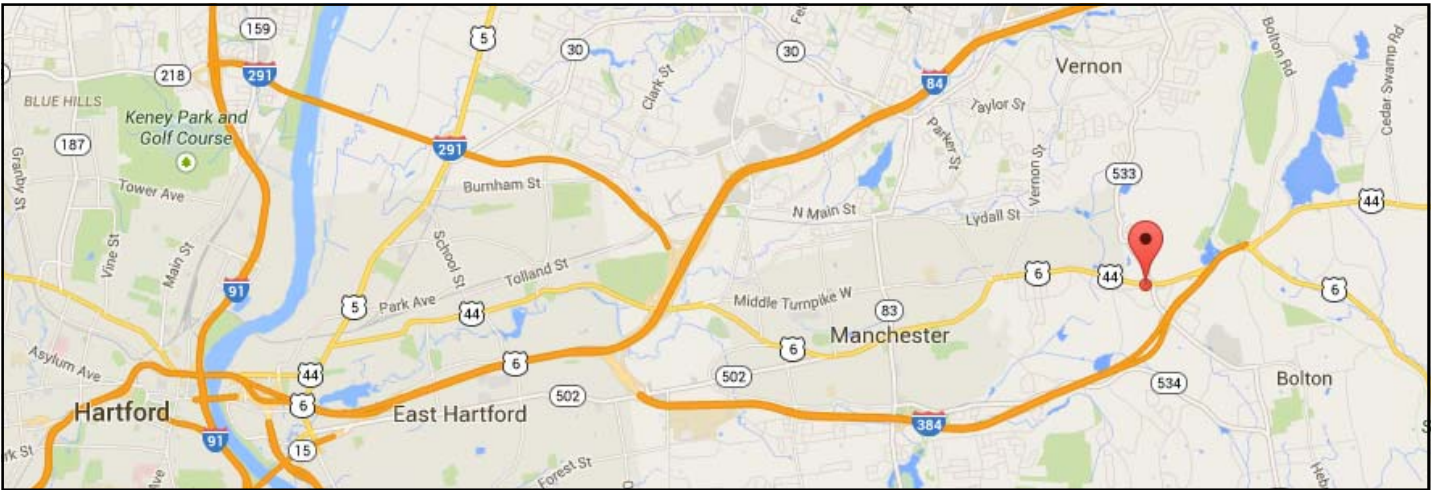
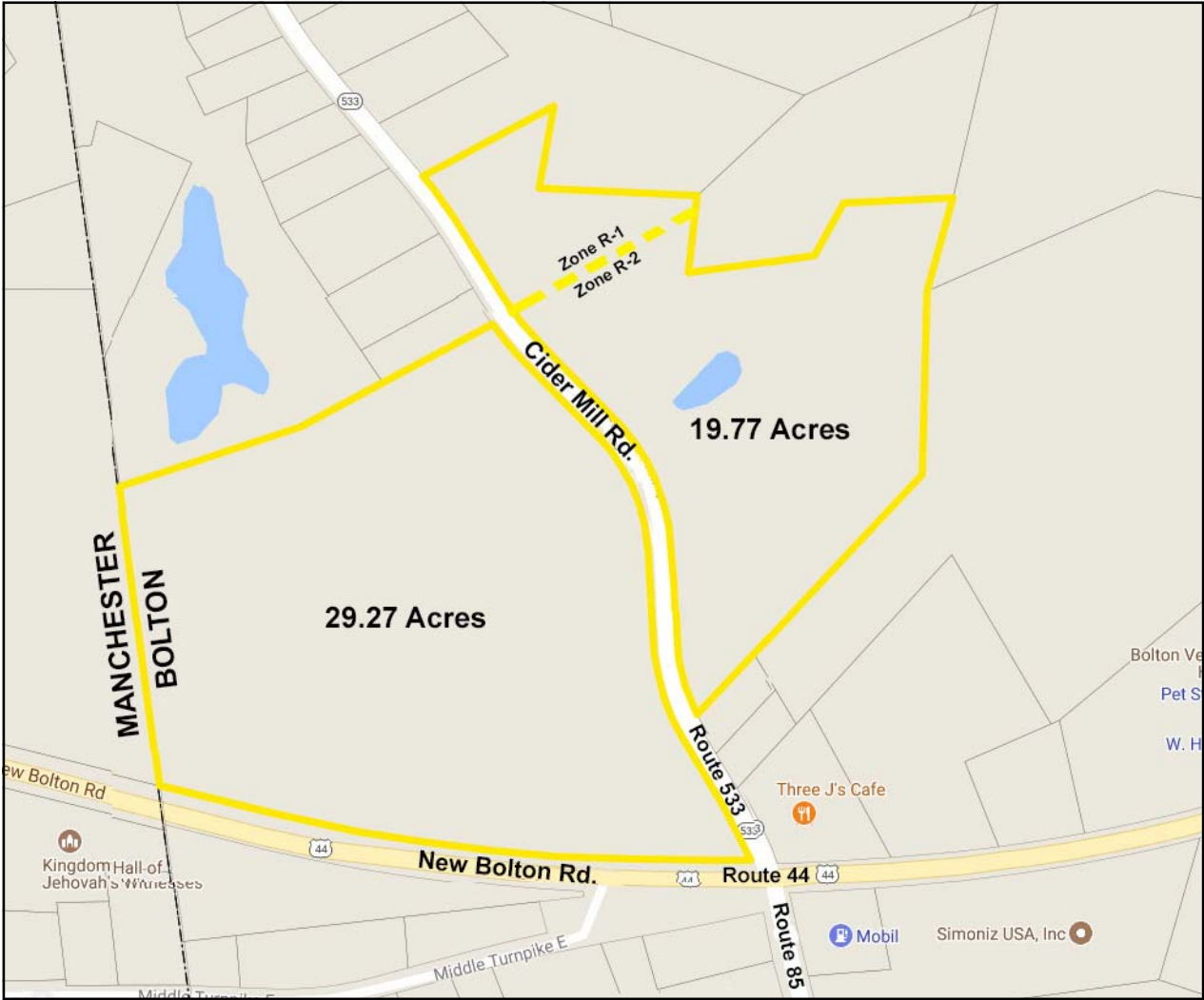
- ⇒ Public sewer & water on New Bolton Rd.
- ⇒ 29.27 acre lot zoned GB and R-2, proposed use: Commercial development, multi-family and continuing care retirement community
- ⇒ 19.77 acre lot zoned R-1 & R-2, proposed use: single-family & multi-family

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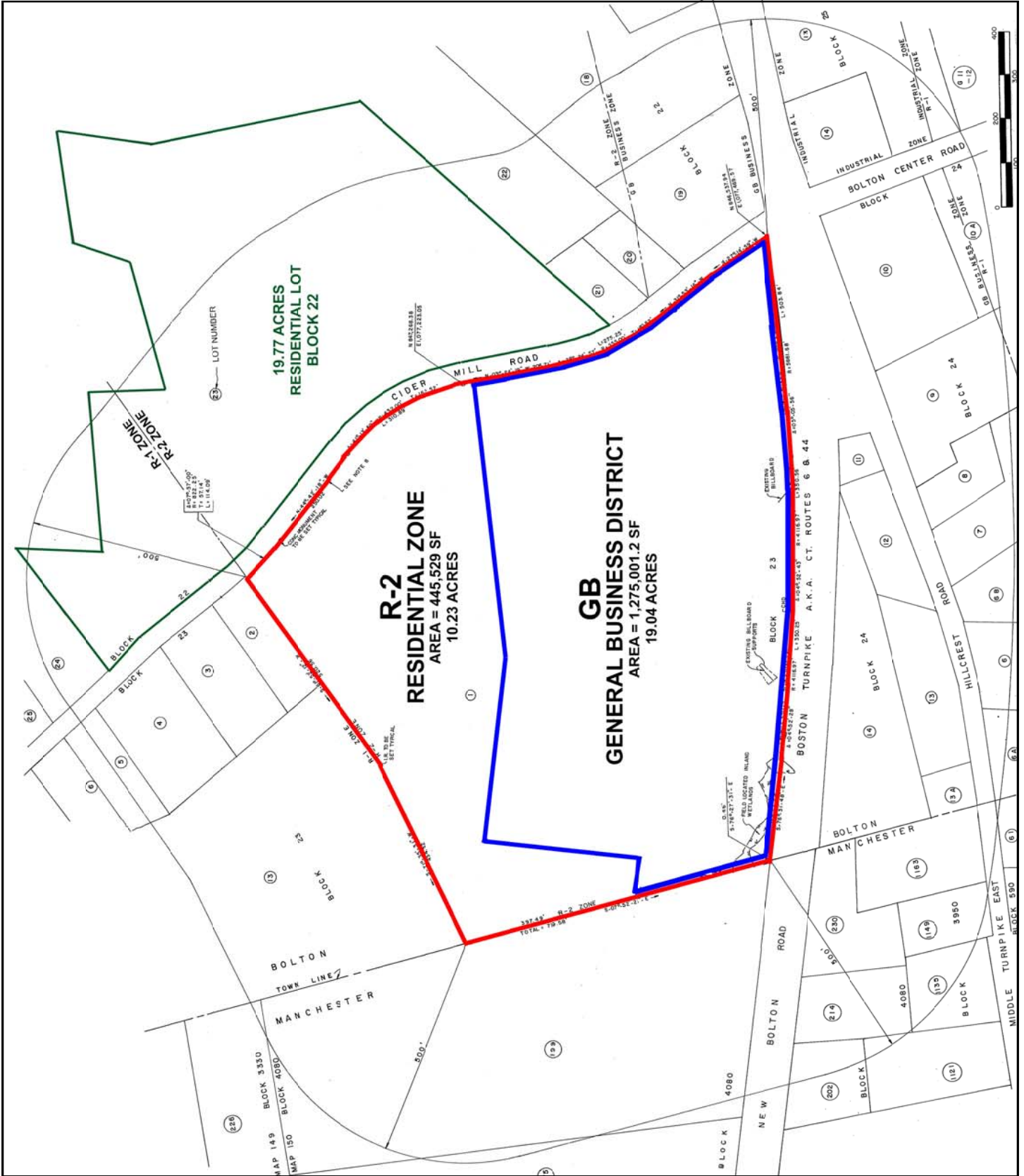
Main Office:
 1160 Boston Post Rd.
 Westbrook, CT 06498
Mailing Address:
 73 Second Ave.
 Westbrook, CT 06498
 860-887-5000 x1 Office
 860-884-4666 Cell
ronl@lymanre.com



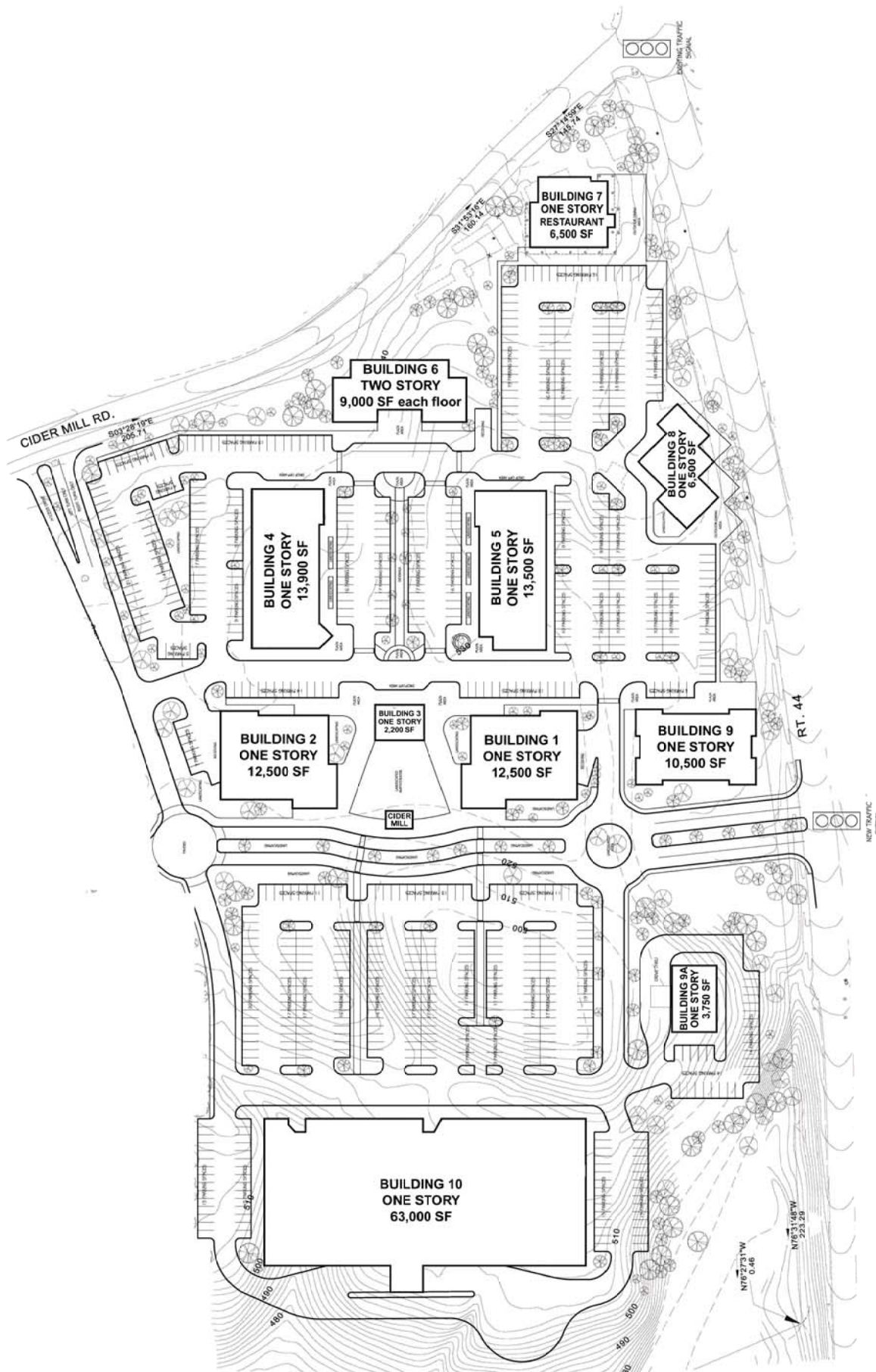
Demographics	1 MILE	3 MILES	5 MILES
Total Population	1,203	34,343	88,910
Total Households	491	13,805	36,737
Average Household Income	\$117,732	\$95,829	\$95,282

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.

Zoning Survey Site Plan



Proposed Site Plan for 29 acre parcel



Proposed Site Plan for 29 acre parcel

- 7 buildings
 - 5 one-story buildings
 - 2 two-story buildings
 - 134,320 SF Total
1. 35,500 SF
 2. 12,320 SF
 3. 16,000 SF
 4. 10,500 SF
 5. 24,400 SF
 6. 16,000 SF
 7. 19,600 SF

