

TURN-KEY AUTO DEALERSHIP FOR SALE

421 Route 12 • Groton, CT 06340



Highlights:

- Well-established with built-in customer base
- Excellent upside
- Great location on Groton Auto Mile / 1-95 Access
- Property in excellent condition
- Ability to display autos with potential to expand parking plan
- Opportunity to increase land area

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Property Profile:

Total Building Size:	16,686 SF
Land Area:	2.90 Acres
Potential Expansion Area:	2.96 Acres
Zone:	CA-12
Traffic Count:	22,700 ADT
Frontage:	400 FT
Services:	Municipal Water Sewer

For More Information Contact:

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Trade Area:

Drive Times	15-Minute	30-Minute	45-Minute
Total Population	91,222	269,078	519,711
Total Households	35,569	107,490	201,986
Med. HH Income	\$62,302	\$68,777	133,476
Owner Occ. Housing	19,319	68,750	139,271
Renter Occ. Housing	16,251	38,739	62,715
Total Businesses	4,295	12,145	22,022
Total Employees	62,841	156,580	265,404