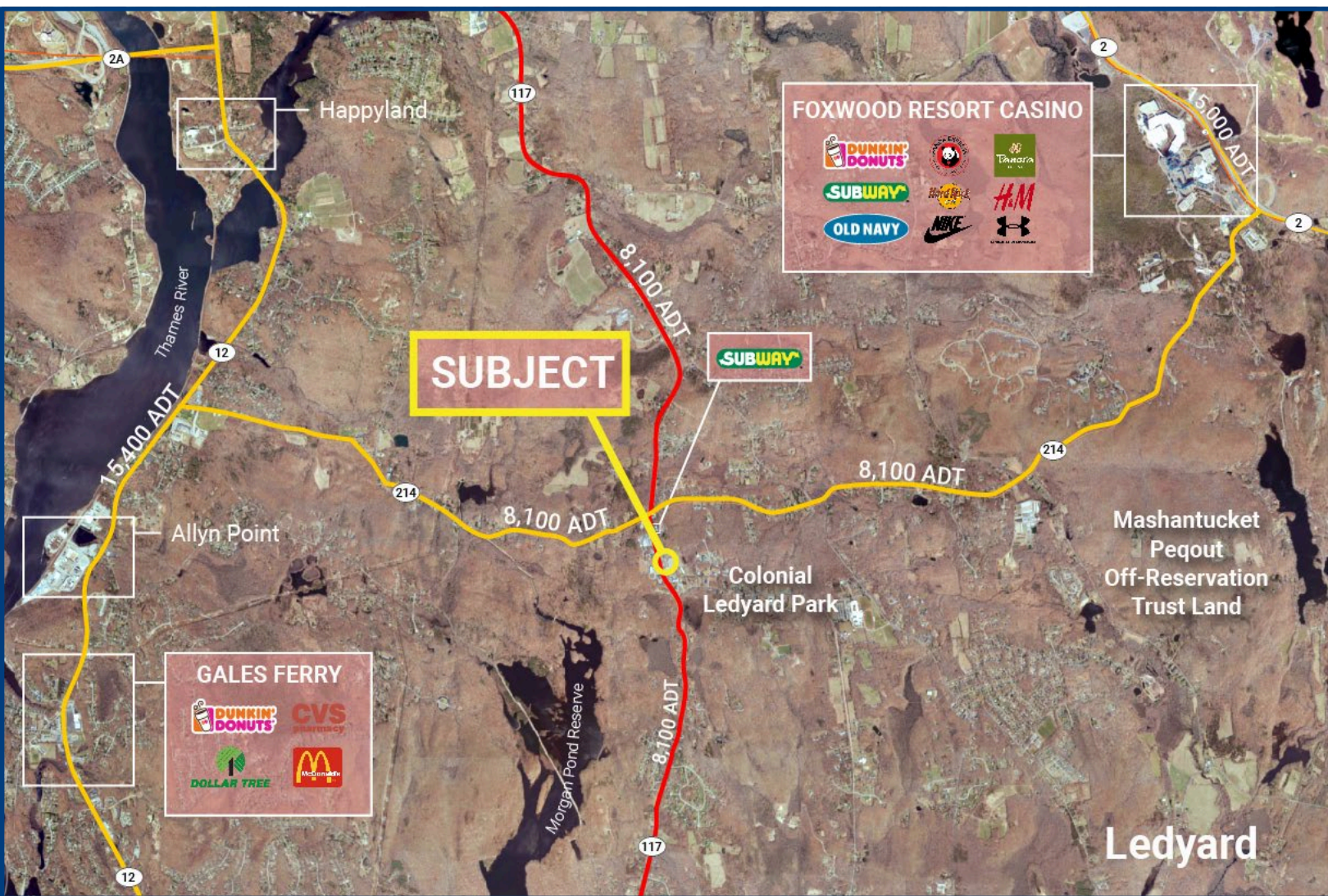


RE-DEVELOPMENT OPPORTUNITY FOR SALE

740 Colonel Ledyard Highway • Ledyard, CT 06339



Highlights:

- 40,000+ SF of brick building maintained by Public Works
- 85,000+ SF of pavement
- Abutting an additional 25.5 Acres listed for sale
- Oil fired steam heat
- 600' of frontage on Route 117
- Approximately one year of abated taxes after purchase



PARAMOUNT PARTNERS

Commercial Real Estate Solutions

a member of **RETAIL BROKERS NETWORK**

RE-DEVELOPMENT OPPORTUNITY FOR SALE

740 Colonel Ledyard Highway • Ledyard, CT 06339



Trade Area:

	1 - Mile	3 - Mile	5 - Mile
Total Population	804	10,754	32,584
Total Households	322	3,914	11,262
Med. HH Income	\$101,316	\$86,307	\$78,370
Owner Occ. Housing	277	3,228	8,406
Renter Occ. Housing	46	685	2,856
Total Businesses	69	207	938
Total Employees	792	3,983	20,222

For More Information Contact:

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