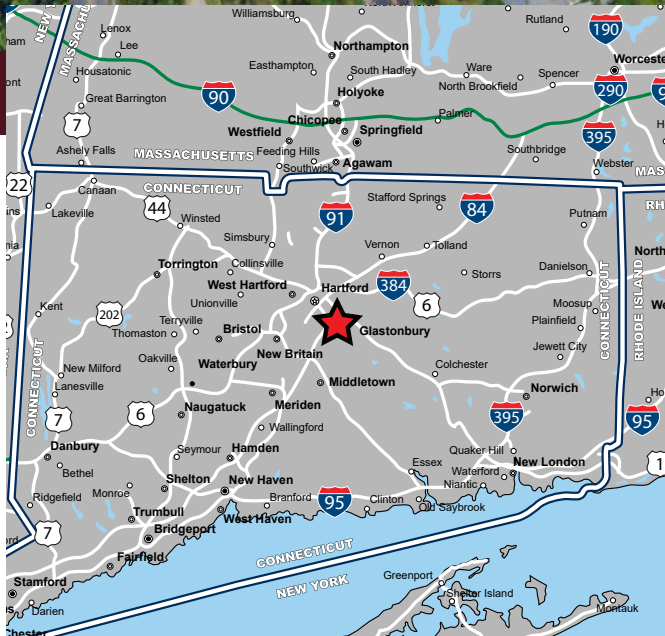


FLEXIBLE COMMERCIAL PROPERTY

70 Nutmeg Lane, Glastonbury, Connecticut



AVAILABLE FOR SALE

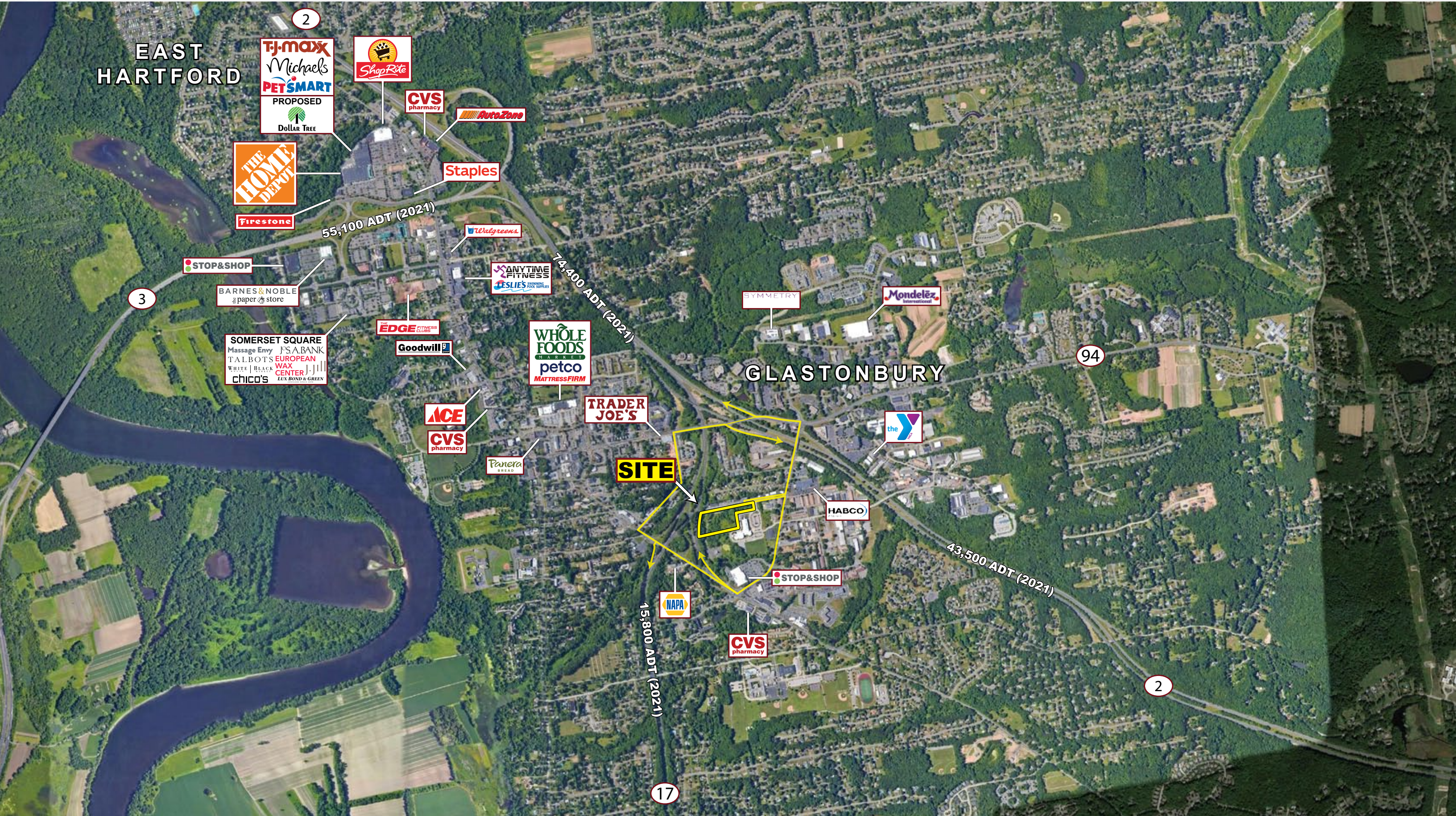
PROPERTY HIGHLIGHTS

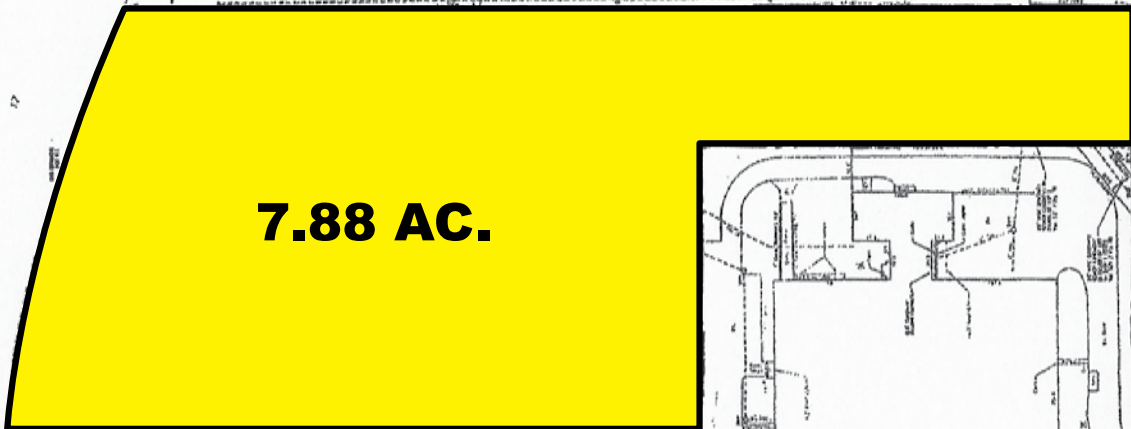
- » Land Site Available For Sale
- » 7.88 +/- Acres (2.5+/- Usable)
- » Convenient Access to Rt.2/Rt.3/Rt.17 & I-84/I-91
- » Multiple Uses Allowed
- » Zoned Planned Commercial (PC)
- » Allowed Uses Include Day Care, Office, Industrial, Medical, Manufacturing, Recreation, Vehicle Maintenance/Repair, Warehouse/Distribution etc.



FLEXIBLE COMMERCIAL PROPERTY

70 Nutmeg Lane, Glastonbury, Connecticut





7.88 AC.

*** PROPERTY INFORMATION**

Land Size 7.88 +/- Acres
 Zoning Planned Commercial
 Water/Sewer Public (MDC)
 Gas CT Natural Gas

*** DEMOGRAPHICS (2024 Est.)**

| Radius | Population | Med. HH Inc. |
|--------|------------|--------------|
| 1 mile | 6,089 | \$103,895 |
| 3 mile | 38,824 | \$111,542 |
| 5 mile | 129,399 | \$98,205 |
| 7 mile | 299,421 | \$84,011 |

Flexible Commercial Property - 70 Nutmeg Lane, Glastonbury, Connecticut



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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax and financial advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.