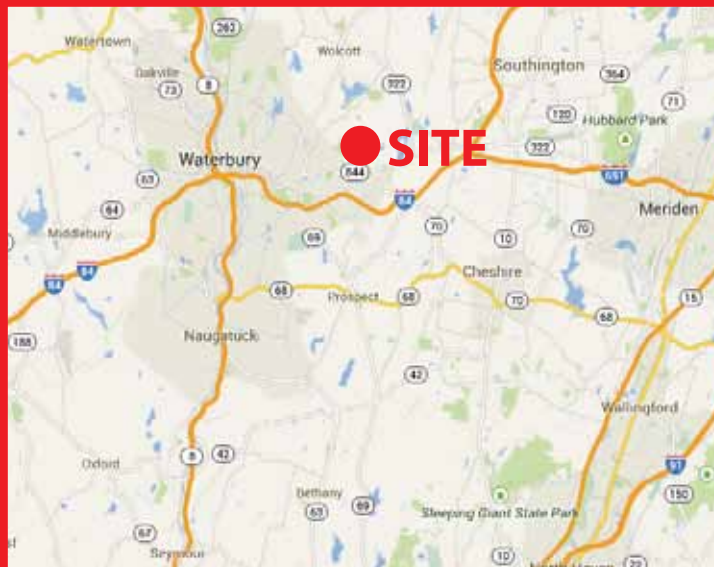


FOR SALE - 10 +/- Acres in Wolcott, CT

1395 Meriden Rd. Route 844



PARCEL FOR SALE

LISTING PRICE: Negotiable
SIZE: 10 Acres (+/-)
Zoning: General Commercial
Traffic Count : 14,187 ADT Meriden Rd.

TRADE AREA DEMOGRAPHICS

Radius	Population	Med. HH Income
1 mile	9,308	\$54,797
3 miles	55,885	\$49,923
5 miles	156,176	\$53,403

For additional information contact:

Commercial Real Estate Broker
Mark Sobel
508-280-4563
msobel@1stUSRealty.com



Office: 427 Columbia Road
Hanover, MA 02339
Mailing: PO Box 1261
Plymouth, MA 02362

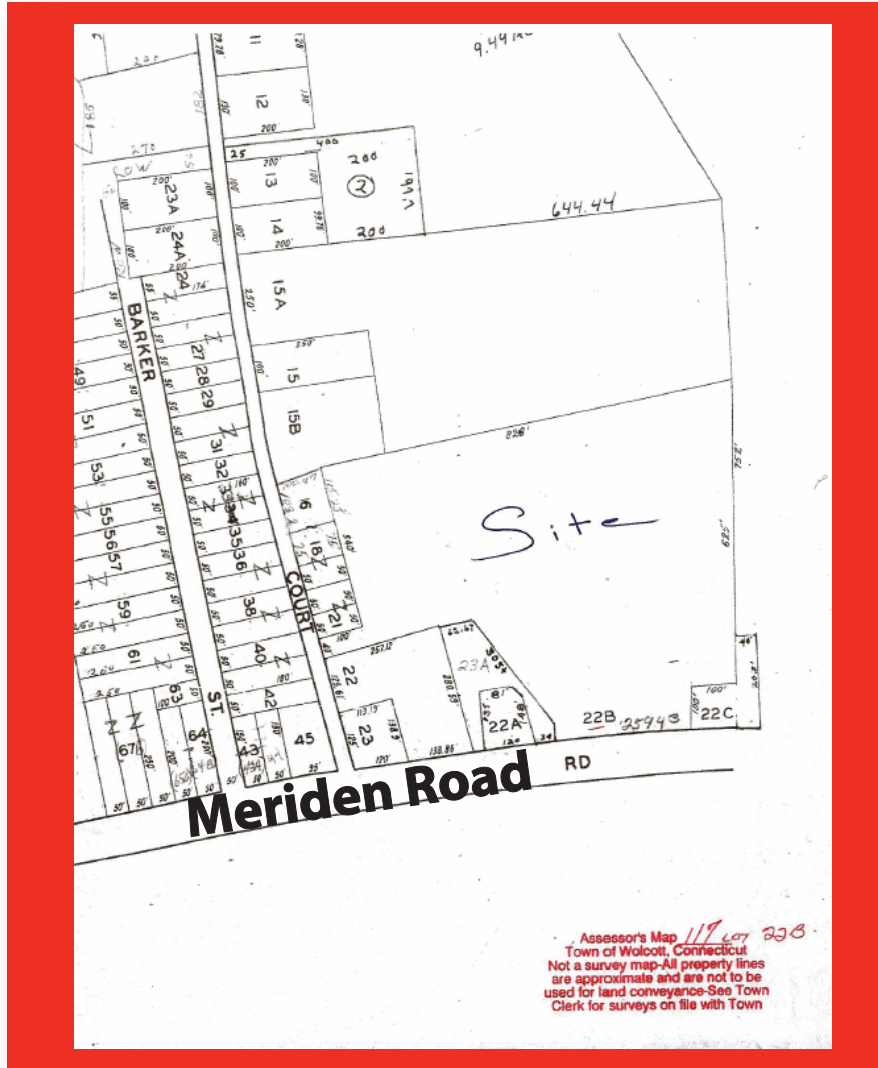
www.1stUSRealty.com

FOR SALE - 10 +/- Acres in Wolcott, CT

1395 Meriden Rd. Route 844



1st U S Realty, as the exclusive sales agent, is pleased to present a 10 acre +/- parcel commercially zoned in Wolcott CT at the Waterbury town line. This acreage is located on Meriden Rd. which serves as a popular east/west connector running parallel with Interstate 84. For many years this location was home to the Lake Drive In Theater. Parcel is level with 260 feet of frontage on Meriden Rd.



All information furnished is from sources deemed reliable but no warranty of representation is made as to the accuracy thereof and information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice. Inquiring parties should make judgments and decisions based solely on their own due diligence.

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