

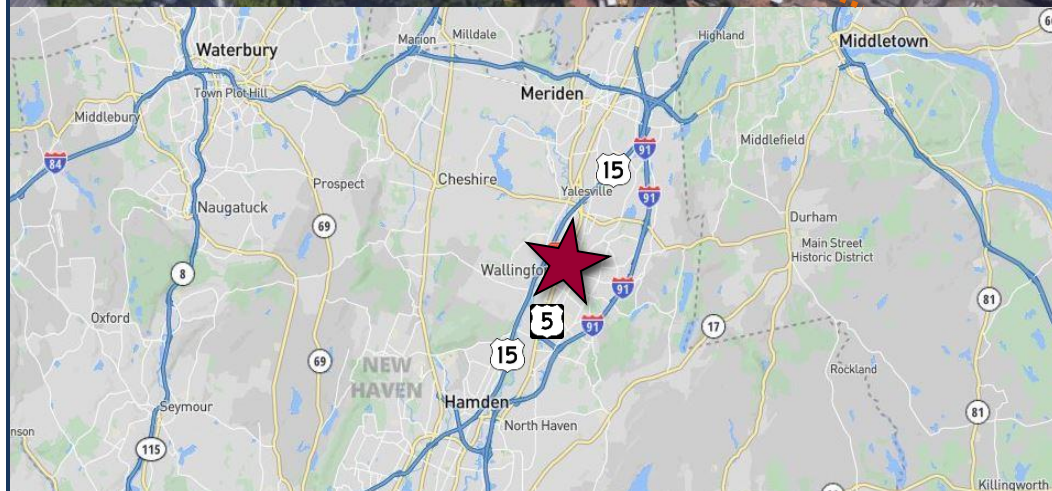
LAND LEASE or FOR SALE | 1.51± ACRES IN RF40 ZONE POTENTIAL FOR 2 PAD SITES ON ROUTE 5

654 North Colony Road, Wallingford, CT 06492

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Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- Excellent location on Route 5
- Potential for 2 pad sites
- 1.51± SF acres with 395' frontage
- Signalized intersection at entrance
- Traffic: 15,748± Vehicles per Day
- Located directly across from:
 - New Medical Office Building
 - Quality Subaru
 - McDonalds
- Access highways I-91 & Route 15
- Close to Wallingford's train station
- Many area amenities

For more information contact:

Toby Brimberg | 203-640-5575 (Cell) | 203-643-1116 (Office) | tbrimberg@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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PROPERTY INFORMATION

TOTAL SITE AREA 1.51± Acres
NUMBER OF LOTS 2 Pad Sites Available

Zoning Permitted Uses

- Restaurants & other food service facilities with or without liquor permit
- Offices & financial institutions
- Retail stores & shops where goods are sold & services rendered
- Outpatient medical treatment facility
- Wholesale trade
- Clubs, cafes & taverns
- Health and/or sports club
- Theaters
- Veterinary hospitals
- Hotels/motels

SITE INFORMATION

TOPOGRAPHY Level
ZONING RF40
VISIBILITY Excellent
FRONTAGE 395'
HWY ACCESS I-91 or Route 15
TRAFFIC COUNT 15,748±

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Public Available

TAXES

ASSESSMENT \$361,700
MILL RATE 29.19
TAXES \$10,558

Wallingford Demographics	3 Mile	5 Mile	10 Mile
2020 Total Population	41,514	99,459	299,235
Average Household Income	\$99,710	\$94,267	\$107,973
2020 Households	16,549	39,185	115,089
Median Age	43.50	42.50	42.40
Average Household Size	2.50	2.50	2.50

AREA RETAIL Route 5 is the main commercial corridor for the area with many national retailers

COMMENTS Development Opportunity: 1.51± acres in excellent location at a signalized intersection on Route 5 in Wallingford with 395' of frontage. The site is available for Land Lease or Sale with potential for 2 pad sites. Route 5 is the main retail corridor for the area. The property is in the RF40 zone for a variety of permitted uses and is close to highways and Wallingford's Amtrak train station.

DIRECTIONS I-91 to Exit 15 to Route 68 to North Colony Rd | Route 5 or Route 15 to Exit 66 to North Colony Rd/Route 5 or Exit 64 to South Turnpike to Quinnipiac St to North Colony Rd/Route 5

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 - Shopping
 - Banking
 - Dining



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