

DEVELOPMENT OPPORTUNITY | 0.89± ACRE FOR SALE

HIGHLY VISIBLE RETAIL SITE | TRAFFIC 12,697 ADT

1177 Queen Street, Southington, CT 06489

REDUCED PRICE: \$224,900

**OR
&L**
COMMERCIAL

Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 0.89 acre
- Zoning: B
- ±210' frontage on Rt. 10
- 1.1 mile from Exit 32 I-84
- Traffic: 12,697 ADT Rt. 10

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For more information contact:

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

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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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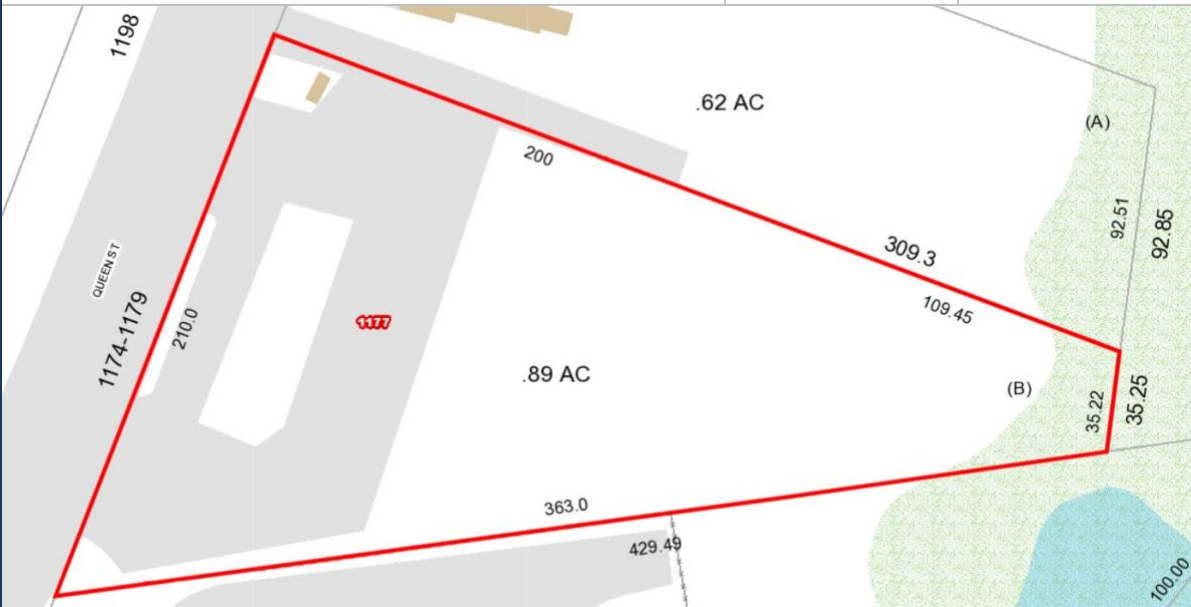
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SITE INFORMATION	SITE AREA	ASSESSMENT	MILL RATE	TAXES	ZONING
1177 Queen Street	0.89± acres	\$94,350	30.64	\$2,890.88	B
MIN. ACRES FOR SALE: 0.89± acre					
TOPOGRAPHY:					
FRONTAGE:	210± feet on Rt. 10				
SITE IMPROVEMENTS:	None				
POTENTIAL USES:	Commercial and Retail development				
UTILITIES:	SEWER: Available at curb WATER: Available at curb				
TRAFFIC COUNT:	12,697± on Route 10				
HIGHWAY ACCESS:	1.1 miles from I-84 Exit 32				
COMMENTS:	Development Opportunity consisting of 0.89± acre				
DIRECTIONS:	I-84 to Exit 32, head north on Rt. 10, property will be on your right.				

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	3,738	40,932	137,995
2024 Population:	3,725	41,076	138,032
Pop Growth 2019-2024:	(0.35%)	0.35%	0.03%
Average Age:	46.60	41.40	40.60
Households			
2019 Total Households:	1,644	17,268	56,517
HH Growth 2019-2024:	(0.43%)	0.30%	(0.02%)
Median Household Inc:	\$66,403	\$71,233	\$67,253
Avg Household Size:	2.20	2.30	2.40
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$208,490	\$228,809	\$225,197
Median Year Built:	1969	1970	1963



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- Traffic: 12,697 ADT Rt. 10
- Permitted Uses
 - Commercial development
 - Retail/Sales & Service Including Retail Stores, Real Estate, Insurance, Art, Antiques, Banks, Barber & Beauty Shops, Books, Clothing, Clubs and Lodges, Tailoring, Department and Furniture Stores, Drugstores, Florists, Food Shops, Funeral Parlor, Hardward, Appliance, Music, Decorating, Jewelry, Gift Shops, Opticians, Parking, Pet Shops, Restaurants, self service laundry, Movie House, Bowling Alley, Billiard Parlors, Dance Halls, Assembly Halls, Drive-in Theaters, Drive-in Restaurants and ice cream bars, Laundries, dry cleaning, Motels, Plumbing Shop, Printing, Publishing and reproduction
 - Shopping Centers
 - Business and Professional Offices
- Special Permit Uses
 - Bus, Truck and Car washes
 - Veterinary/Animal Hospital
 - Dispensary

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