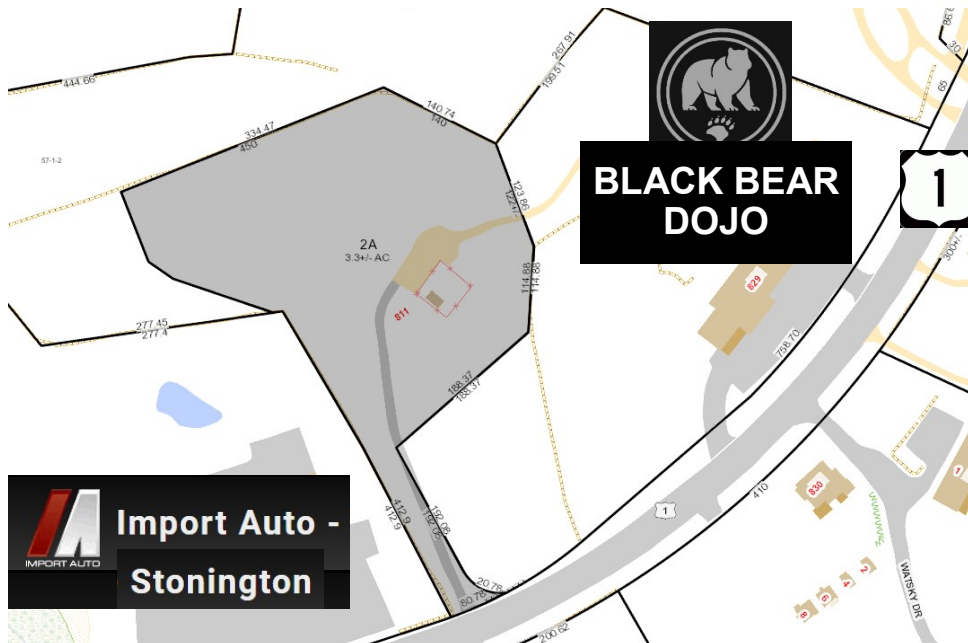


LAND FOR SALE

COMMERCIAL/RESIDENTIAL



811 Stonington Rd., Stonington, CT 06378

FOR SALE
Starting at
\$950/mo + util

Norm Peck

Signature Properties
of New England

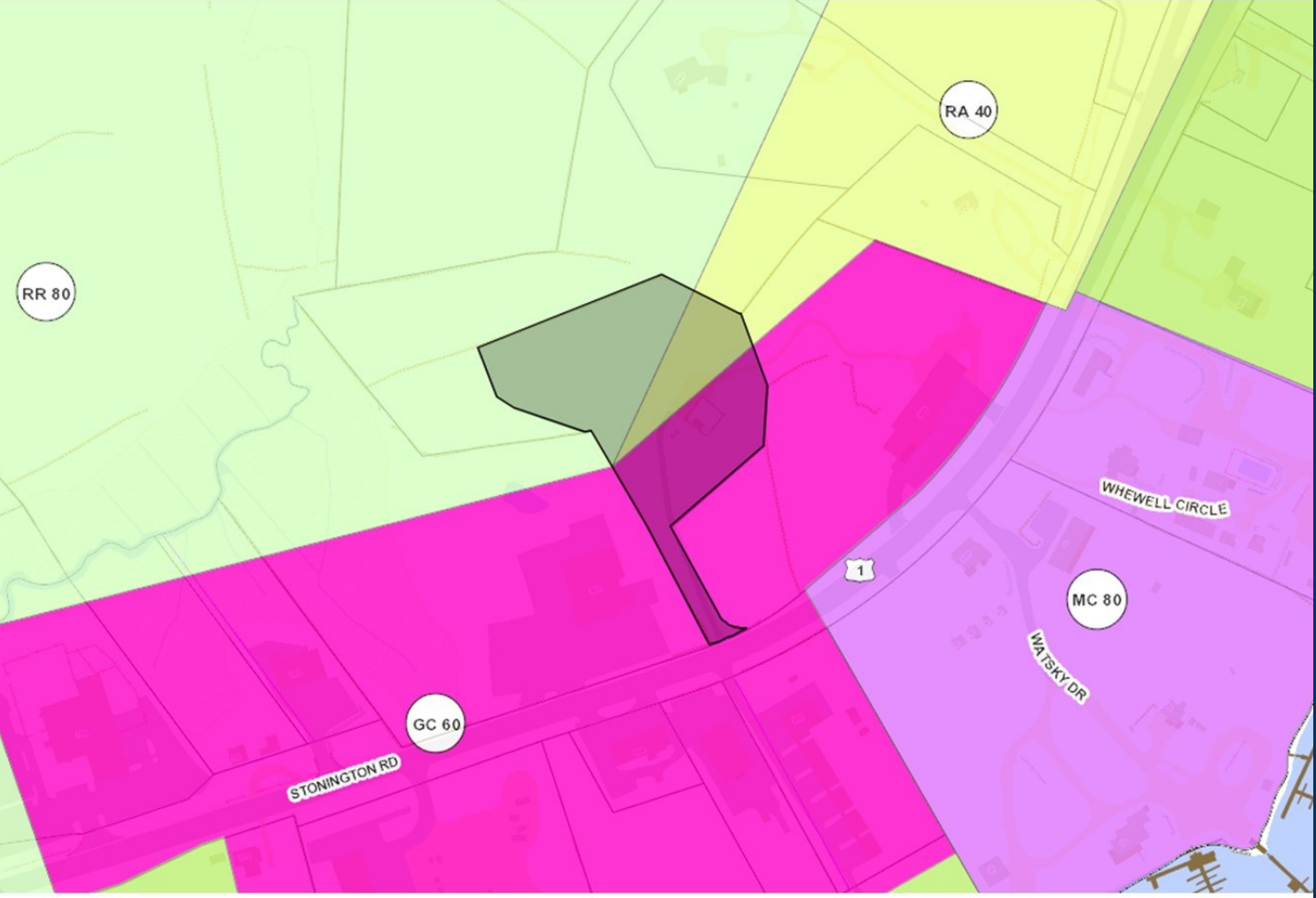
1031 Norwich-New London
Turnpike #13
Uncasville, CT 06382

860-447-8839 ext 7203
NPeck@PropertiesCT.com

- Flag lot 3.3 acres; 3+/- usable
- Appears to be no wetlands
- THREE Zones for this parcel:
GC-60, RR-80, and RA-40
- Electricity has been run to an on-site cell tower
- Ample parking on 3+ acres w/ 275' rd frontage
- Well and Septic required
- 7,900 Average Daily Traffic count
- 83' Road frontage



ZONING MAP



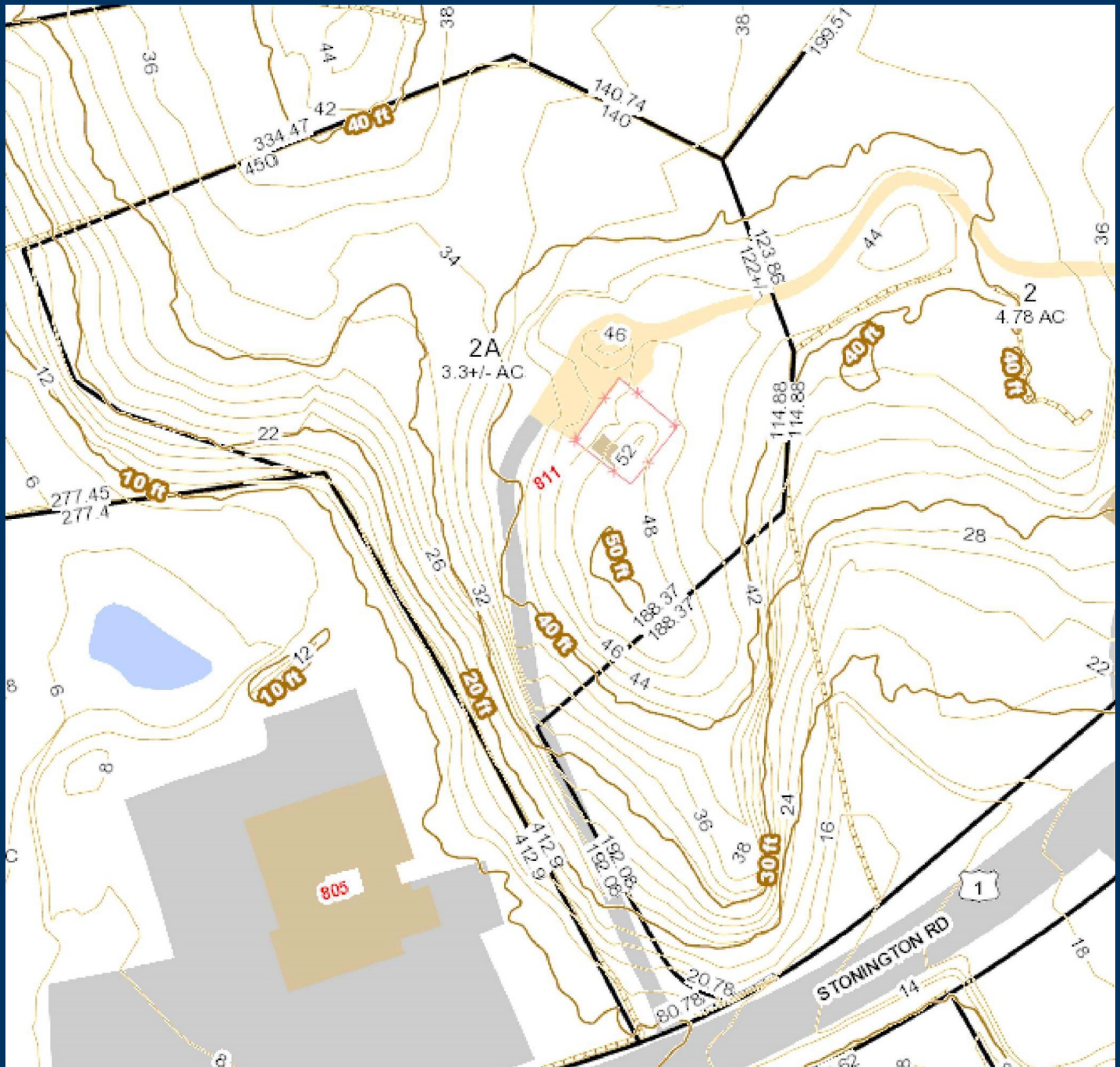
GC-60 General Commercial



RA-40 Residential

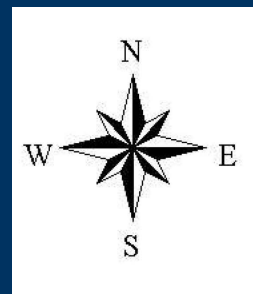


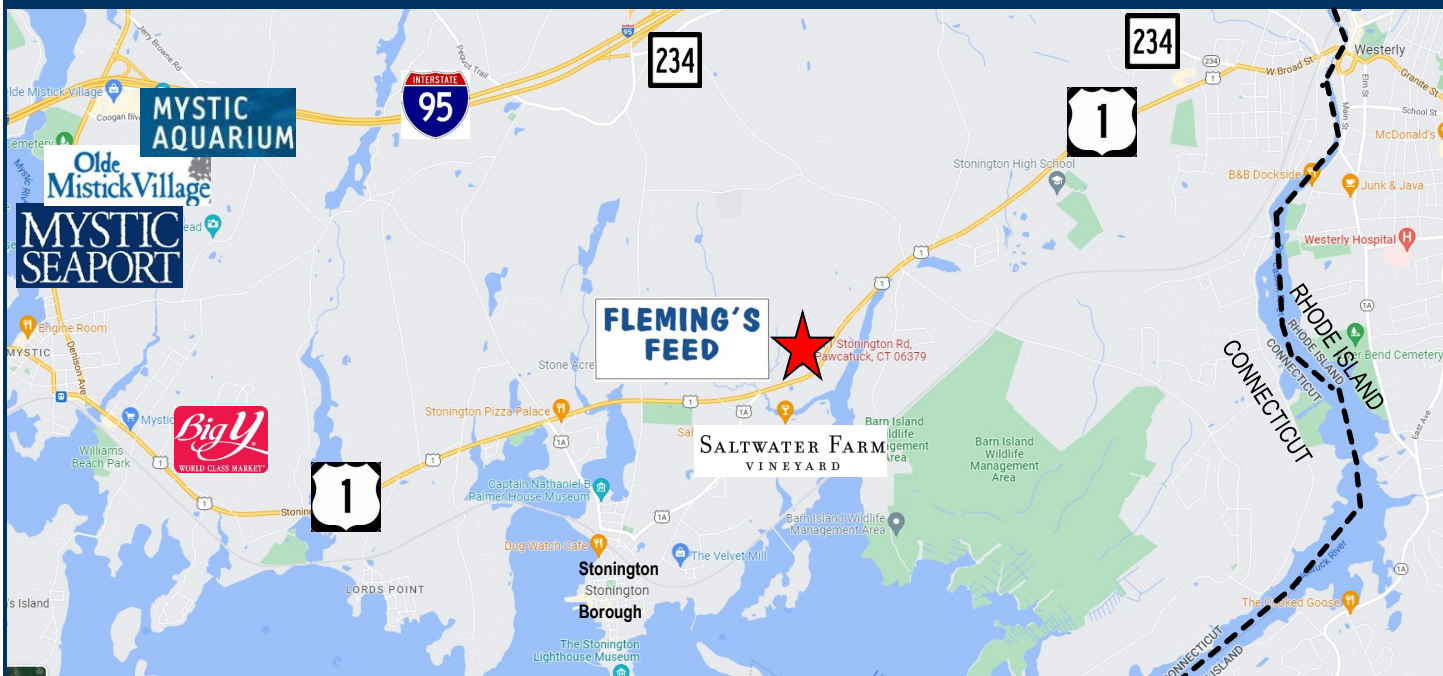
RR-80 Residential



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Stonington and its mapping contractors assume no legal responsibility for the information contained herein.





DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	9,577	38,895	92,719
Total Households	4,491	15,150	40,814
Household Income \$0—\$30,000	14.87%	13.38%	13.83%
 \$30,001-\$60,000	17.30%	16.06%	18.63%
 \$60,001-\$100,000	21.22%	21.01%	21.83%
 \$100,001+	46.60%	49.56%	45.70%