

DEVELOPMENT SITE - LISBON CT • LAND FOR SALE

110 & 106 RIVER RD, LISBON, CT 06351



ELITE
COMMERCIAL REAL ESTATE SERVICES
A Veteran Owned Company



PROPERTY DESCRIPTION

5.1 ACRE COMERCIAL DEVELOPMENT SITE
LOCATED AT INTERCHANGE OFF I-395 AND CT ROUTE 12
PYLON SIGNAGE POSSIBLE

PROPERTY HIGHLIGHTS

- 5.1 ACRES DEVELOPMENT PROPERTY
- VISIBLE TO HIGH TRAFFIC I-395
- PROPERTY LOCATED AT INTERCHANGE (3) GAS STATION NEXT DOOR
- NEAR REGIONAL POWER SHOPPING CENTER
- ALL UTILITIES AVAILABLE

OFFERING SUMMARY

| | |
|-------------|-------------|
| Sale Price: | \$1,200,000 |
| Lot Size: | 5.1 Acres |

| DEMOGRAPHICS | 1.5 MILES | 3 MILES | 5.5 MILES |
|-------------------|-----------|----------|-----------|
| Total Households | 1,501 | 4,699 | 15,881 |
| Total Population | 3,084 | 10,145 | 33,015 |
| Average HH Income | \$73,267 | \$74,860 | \$71,183 |

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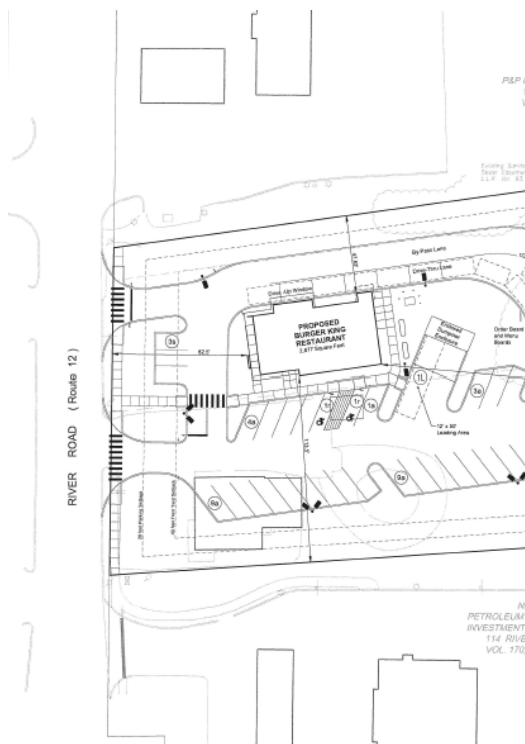
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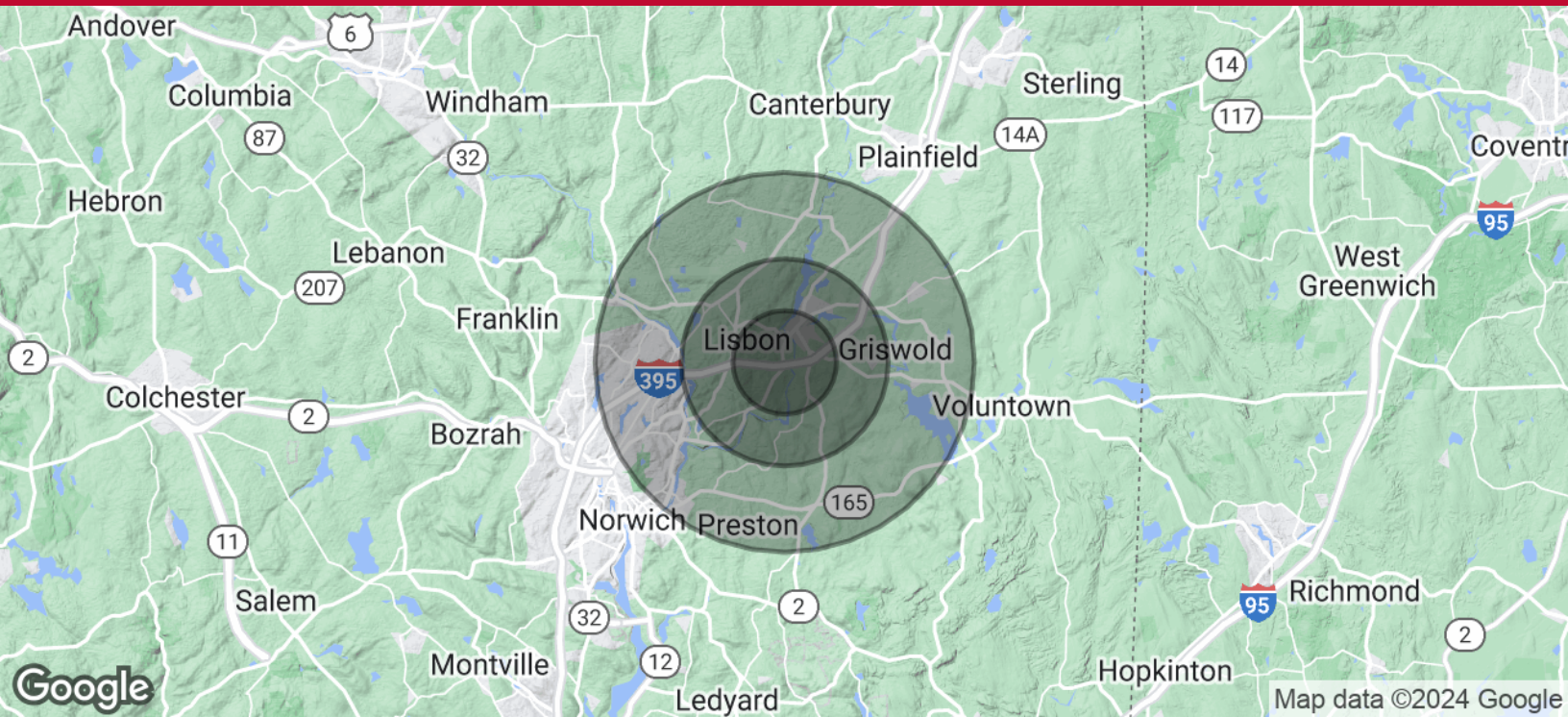
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| POPULATION | 1.5 MILES | 3 MILES | 5.5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 3,084 | 10,145 | 33,015 |
| Average Age | 44.0 | 42.7 | 43.8 |
| Average Age (Male) | 36.9 | 38.8 | 42.0 |
| Average Age (Female) | 47.4 | 43.9 | 44.9 |
| HOUSEHOLDS & INCOME | 1.5 MILES | 3 MILES | 5.5 MILES |
| Total Households | 1,501 | 4,699 | 15,881 |
| # of Persons per HH | 2.1 | 2.2 | 2.1 |
| Average HH Income | \$73,267 | \$74,860 | \$71,183 |
| Average House Value | \$209,728 | \$210,028 | \$190,141 |

* Demographic data derived from 2020 ACS - US Census

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