

For Sale / Ground Lease / Build to Suit

MONTVILLE CONNECTICUT 06382

1.5 ac site
Zoned C2

Suitable for 4,000 sq ft Drive Thru
Restaurant & 68 parking spaces

In front of the 120,000 sq ft
Montville Common's Retail Center
& 1 mile to the 364,000 sq ft
Mohegan Sun Casino Complex



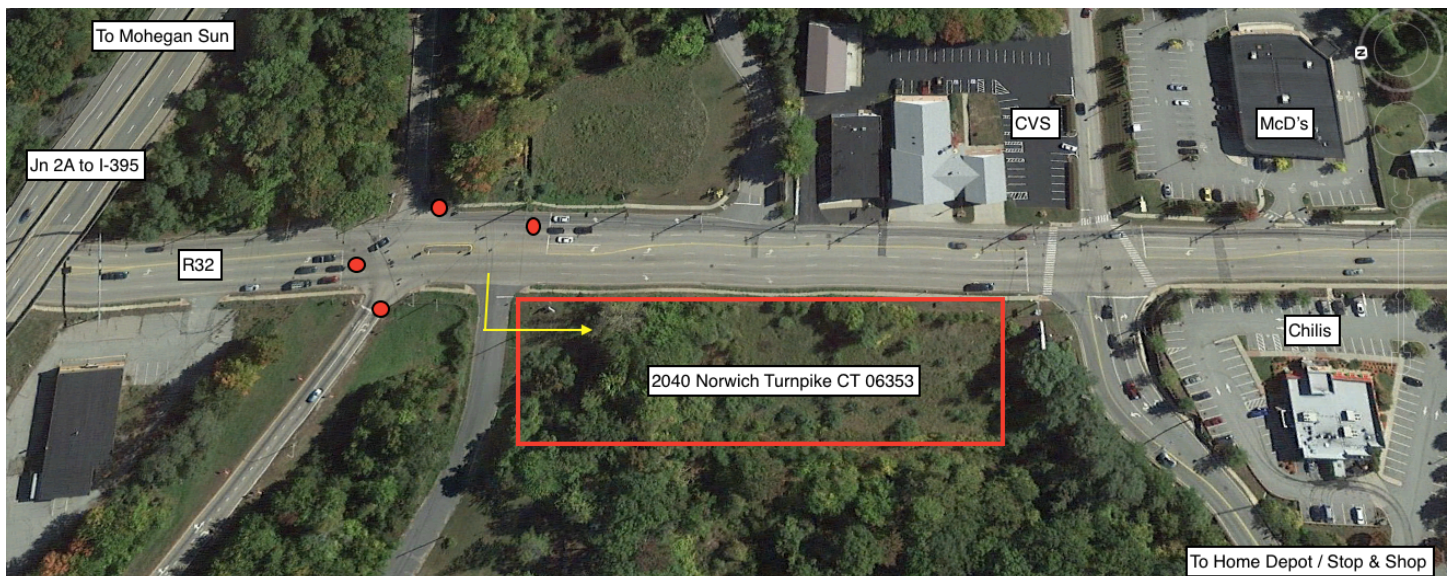
195 Church Street, 9th Floor New Haven, CT 06510

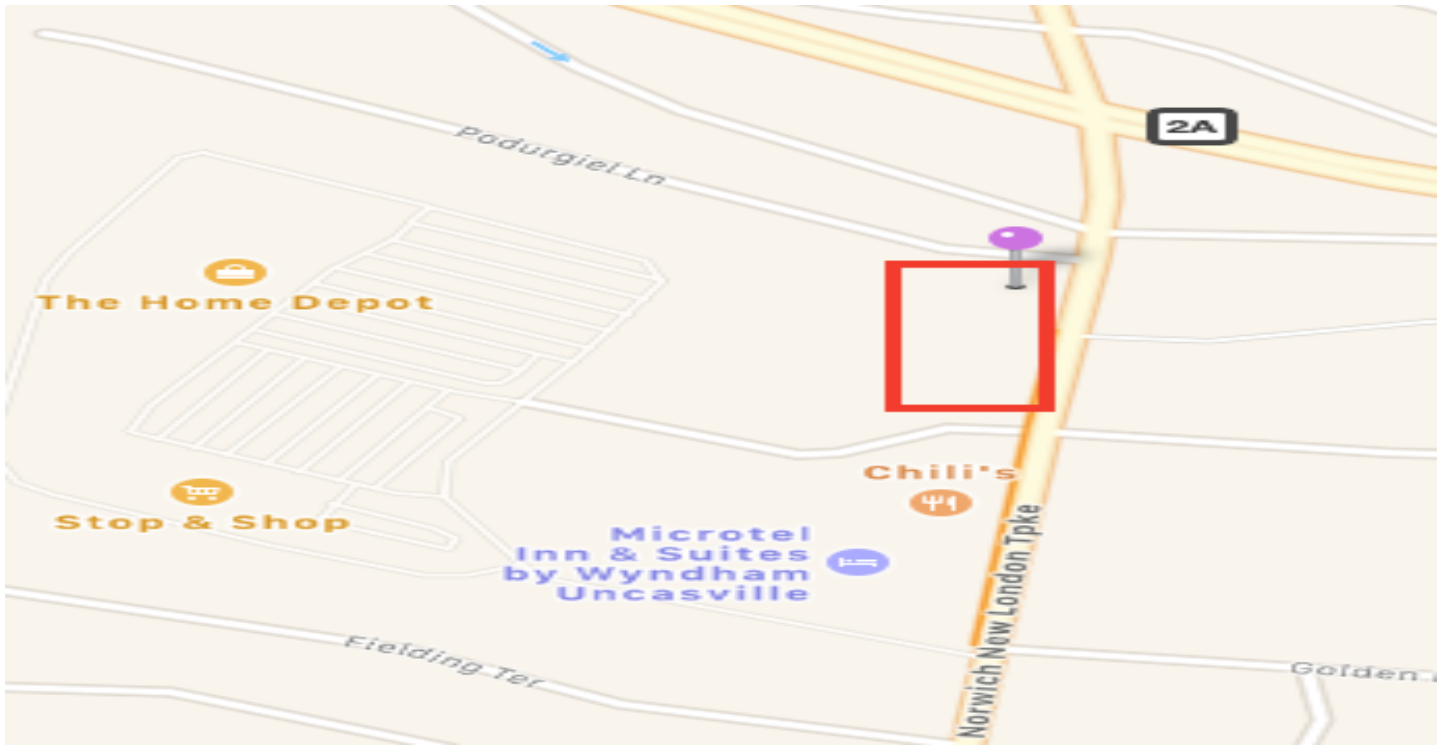
203 787 7740

2040@northsidect.com

- Zoned: C2 Commercial
- Fronts Route 32. Norwich / New London Turnpike & Podurgiel Lane
- Favored access at signalized intersection
- 485 ft frontage & adj. to the entrance to the Regional Retail Center - Stop & Shop / Home Depot anchors
- Opposite McDonald's / CVS / Chilli's / Hyatt and Micro Hotels
- 17,000 Vehicles Per Day
- 55,497 residents and 21,603 households, with an average income of \$72,188 – within 5 miles

• *Brokers Protected*





- C2 zoning allowing multiple commercial uses
- Full package of detailed information available upon request
- Brokers Protected

- Great, high visibility site suitable for drive-thru restaurant or retail
- Prime location in busy regional retail corridor
- Direct access to Route 32 and exit 2A (I-395)

