

**SALE: \$3,000,000**  
**LEASE: \$150,000/YR**

# Prime Development Opportunity

## 3.01± ACRES FOR SALE OR LAND LEASE

450 New London Turnpike & 130 Douglas Road, Glastonbury, CT 06033



**450 New London Tpke. & 130 Douglas Rd.**



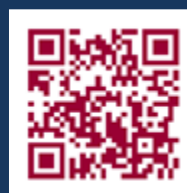
### Prime Development Opportunity

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# Prime Development Opportunity – 3.01± ACRES

450 New London Turnpike & 130 Douglas Road, Glastonbury, CT 06033

**SALE PRICE**  
**\$3,000,000**

**LAND LEASE**  
**\$150,000/yr**

## Property Highlights

- 3.01± acres available
- 2 lots
- Level
- Town Center Zone
- Traffic: 10,300 ADT
- Existing Parking: 110
- (2) curb cuts available
- Easy access to Rt. 2 & Rt. 17
- Many area amenities
  - Shopping
  - Banking
  - Dining

**TOTAL SITE AREA** 3.01 acres

**LOT BREAKDOWN** 450 New London Turnpike – 1.74 acres  
130 Douglas Road – 1.27 acres

**MINIMUM ACRES FOR SALE** 3.01 acres

**NUMBER OF LOTS** 2  
**ZONING** Town Center Zone

**POTENTIAL USES** Residential, Multi-family, Retail, Commercial, Medical Office

**HIGHWAY ACCESS** Rt. 2 and Rt. 17

**TRAFFIC COUNT** 10,300 ADT on New London Tpke

**SITE PLAN APPROVAL** TBD

**MAX BUILDING COVERAGE** Up to 65,000 SF Development (60± units for multi-family)  
**FRONTAGE** Two curb cuts

**TOPOGRAPHY** Level

**SITE IMPROVEMENTS** 6,100 SF Funeral Home  
1,200 SF Apartment  
3,300 SF Two-Family House  
110 existing parking spaces

**COMMENTS** Well located property is walkable to a mix of retailers, restaurants, condominiums, apartments and more.

**DIRECTIONS / LOCATION** Rt. 2 to Exit 7 to Rt. 17 S, exit for Glastonbury Center, merge onto New London Tpke, turn left onto Douglas Rd.

### UTILITIES

**SEWER** City

**WATER** City

**GAS** Natural Gas

### TAXES

### ASSESSMENT

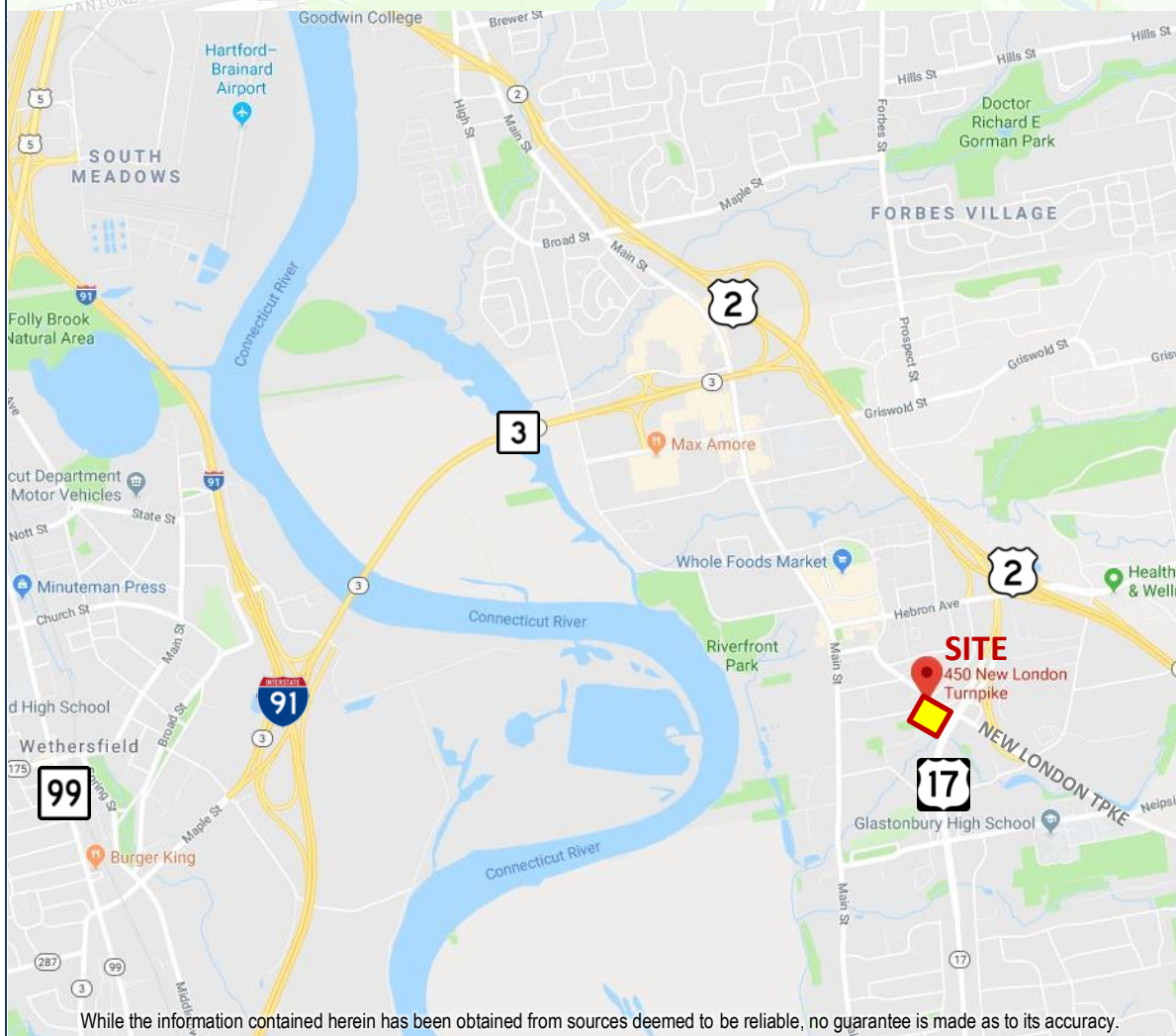
**MILL RATE** 37.45 (2016)

### TAXES

450 New London 130 Douglas

\$681,700 \$222,800

\$25,529.67 \$8,343.86



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