

NEW BOLTON RD., CIDER MILL RD. , BOLTON, CT Commercial & Residential Development



29.27 Acre & 19.77 Acre lot: \$7,950,000

\$25.00/SF NNN In Line Space

\$150,000 NNN Yearly Large Pad

\$75,000 NNN Yearly Small Pad

- ⇒ Public sewer at site, water .7 of a mile down New Bolton Rd.
- ⇒ Large aquifer on site, which is contiguous to the area which was the aquifer for the Town's water system which has since been abandoned.
- ⇒ 29.27 acre lot zoned GB and R-2, proposed use: Commercial development, Residential.

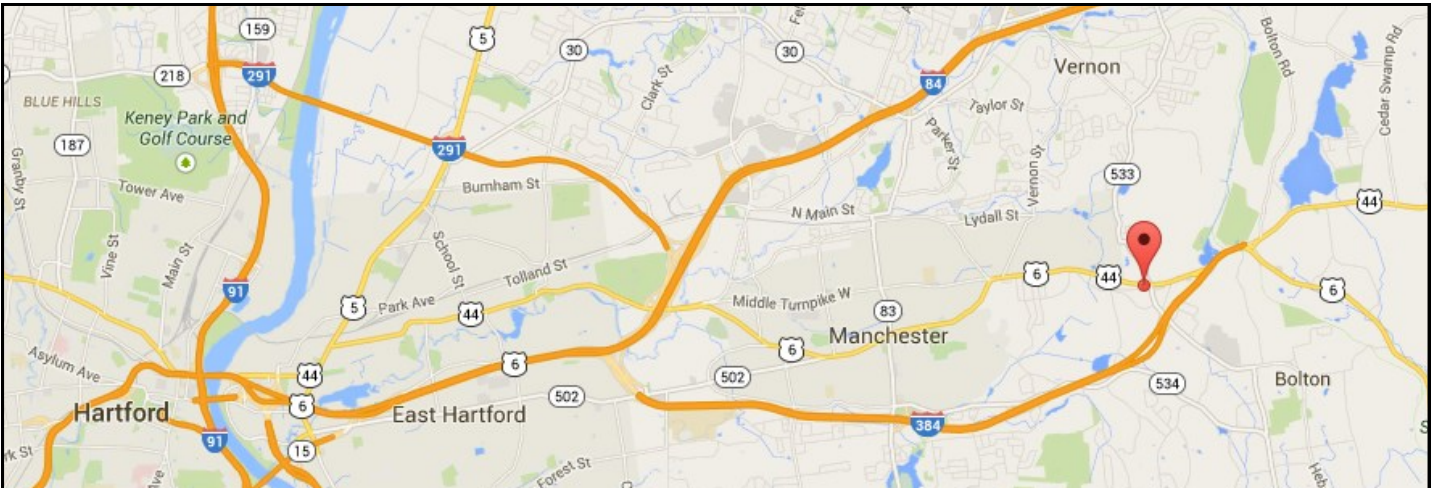
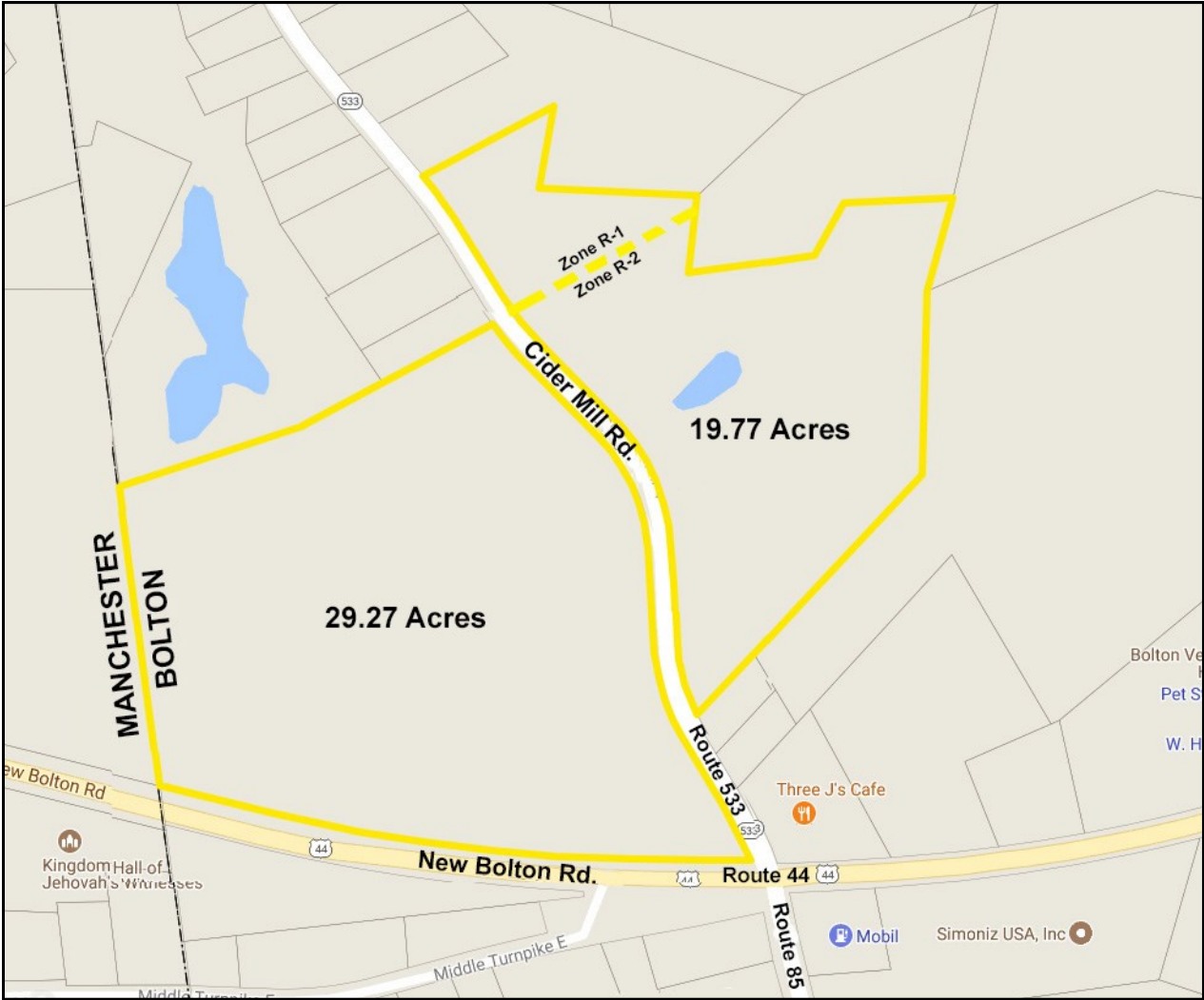
LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

www.LymanRE.com

RON LYMAN

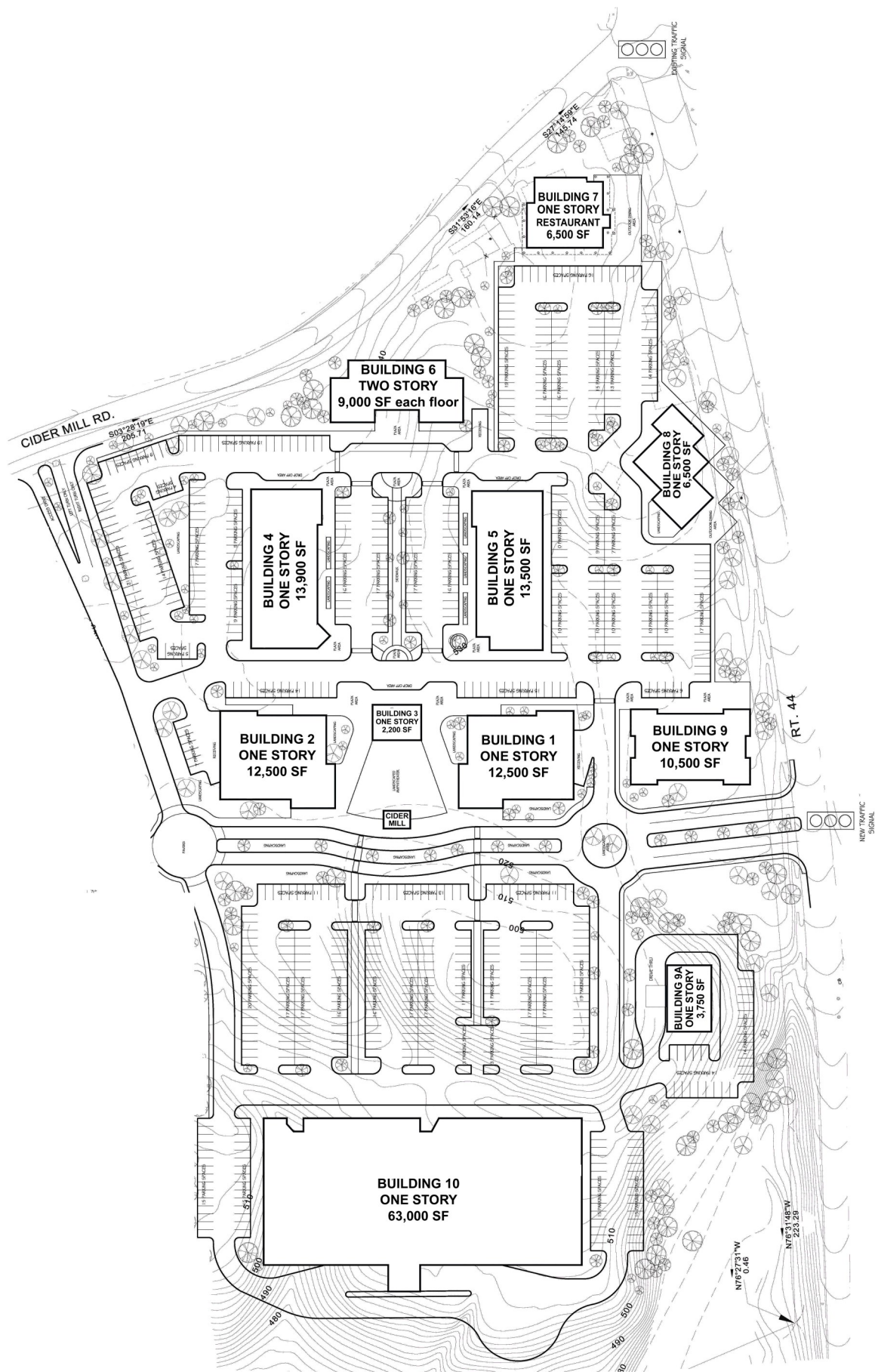
Main Office:
1160 Boston Post Rd.
Westbrook, CT 06498
Mailing Address:
73 Second Ave.
Westbrook, CT 06498
860-887-5000 Office
ronl@lymanre.com



Demographics	1 MILE	3 MILES	5 MILES
Total Population	1,203	34,343	88,910
Total Households	491	13,805	36,737
Average Household Income	\$117,732	\$95,829	\$95,282

All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.

Proposed Site Plan for 29 acre parcel



Proposed Site Plan for 29 acre parcel

- 7 buildings
 - 5 one-story buildings
 - 2 two-story buildings
 - 134,320 SF Total
1. 35,500 SF
 2. 12,320 SF
 3. 16,000 SF
 4. 10,500 SF
 5. 24,400 SF
 6. 16,000 SF
 7. 19,600 SF

