

**On 2021 Census Tract Allowing Cannabis Use**

**105 Stonington Rd, Norwich CT**

Route 2 near Casinos at the Preston line

**6.04 Acres in Opportunity Zone**

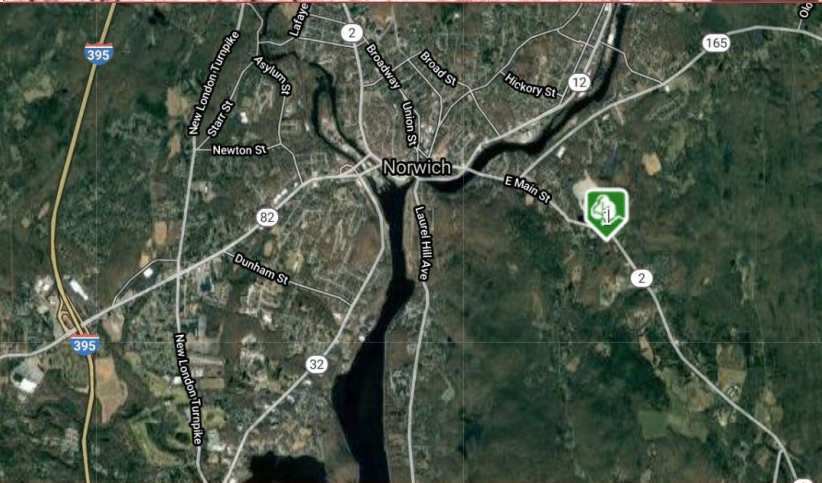
**FOR SALE**

**\$195,000**

- ⇒ Frontage: 640 Ft.
- ⇒ Acres: 6.04
- ⇒ Public Water, Sewer & Gas in street
- ⇒ Zone: GC
- ⇒ Taxes: \$2,118
- ⇒ Traffic Count: 9,500



**Area Enlarged**



**LYMAN**

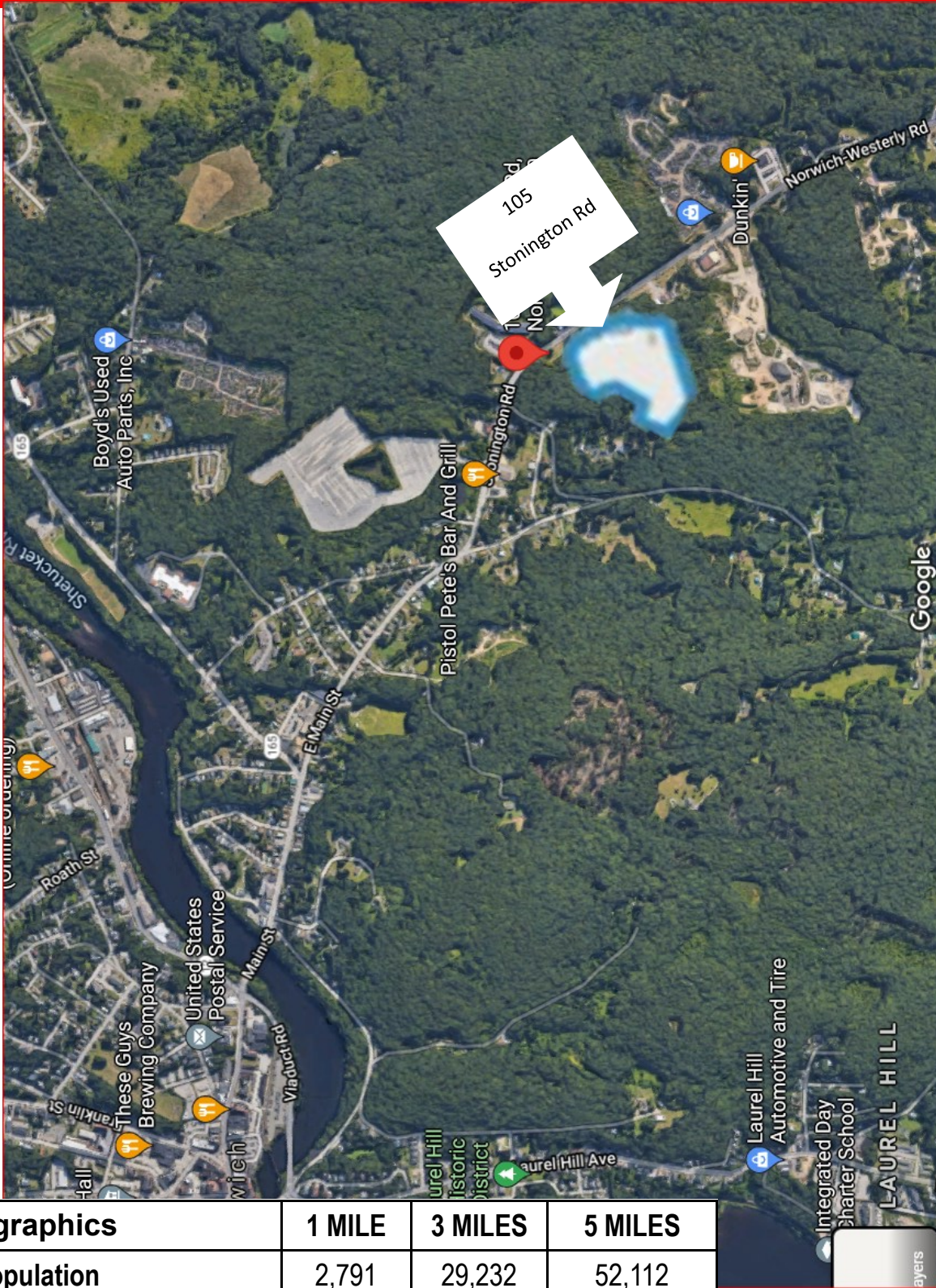
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**RON LYMAN**

Main Office:  
1160 Boston Post Rd.  
Westbrook, CT 06498  
Mailing Address:  
73 Second Ave.  
Westbrook, CT 06498  
860-887-5000 x1 Office  
[ronl@lymanre.com](mailto:ronl@lymanre.com)





Demographics	1 MILE	3 MILES	5 MILES
Total Population	2,791	29,232	52,112
Total Households	1,230	11,839	20,818
Average Household Income	\$53,255	\$73,407	\$84,900

All information stated is from sources deemed reliable and is submitted subject to errors, omissions, 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.