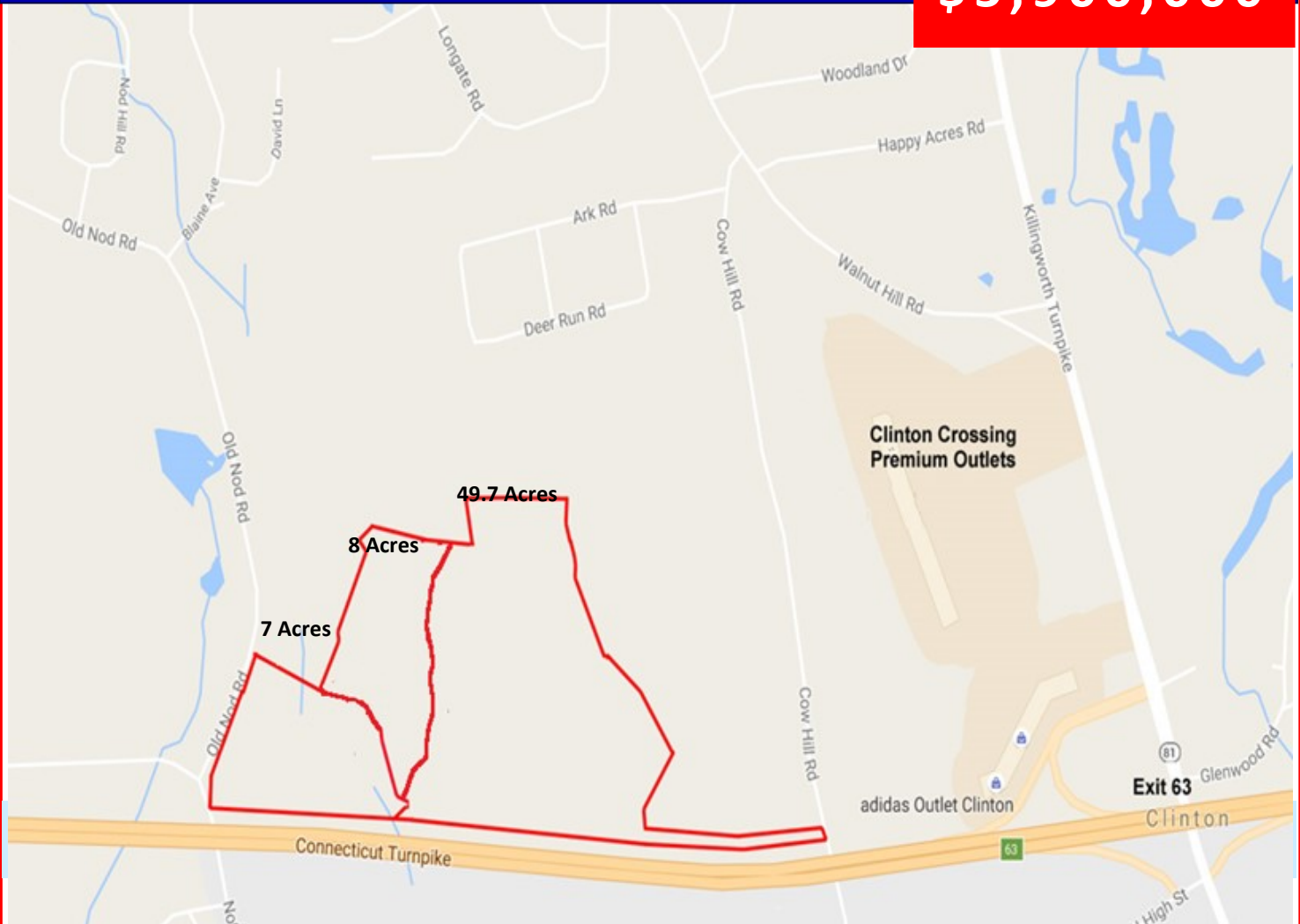


OLD NOD ROAD & COW HILL ROAD, CLINTON, CT

64.7 Acres of Industrial / Commercial Land For Sale

\$5,900,000



- ⇒ Frontage: 3,300 Feet along I-95
- ⇒ Zone: IP - Industrial Park District
- ⇒ Multiple Entries to Property
- ⇒ Close to Clinton Crossing Premium Outlets
- ⇒ Close to Morgan High School
- ⇒ Abuts I-95 Between Exits 62 & 63

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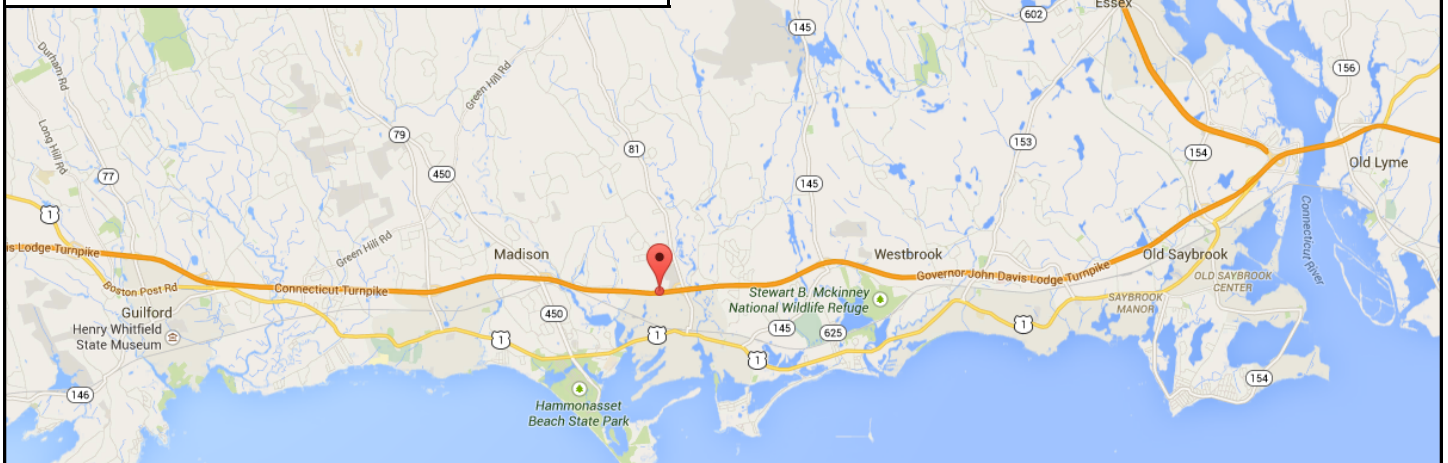
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860-887-5000 x5 Office
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| Demographics | 1 MILE | 3 MILES | 5 MILES |
|---|----------|----------|----------|
| Total Population | 2,356 | 19,110 | 32,733 |
| Total Daytime Population | 3,356 | 18,606 | 32,262 |
| Median Household Income | \$65,472 | \$82,115 | \$84,685 |
| Average Daily Traffic Count on I-95: 64,400 | | | |



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.