

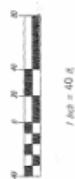
FOR SALE/LEASE

**Corner of Wolcott St & Center St
Wolcott, CT**



**4.89 +/- Acres Commercial Zoned land
Highly Visible Development Opportunity
Corner lot on busy RT 69 at traffic light
15,000 cars daily per DOT**

**Great for retail/ professional office
Will build to suit 10,500 S/F +/- building call for options
Sale asking: \$895,000.00
Lease rate: \$8,166.00 per month**



WOLCOTT ROAD &
CENTER STREET

| | |
|----------------|-----------|
| DATE | 5/20/2018 |
| TIME | 11:41:13 |
| FILE NO. | 20405 |
| FILE NO. (ALT) | 20405 |
| STATUS | OK |

1 OF 1

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| PARKING SUMMARY | | | PARKING SPACES PROVIDED |
|-----------------|----------------|-------------------------|-------------------------|
| BUILDING USE | SQUARE FOOTAGE | PARKING SPACES REQUIRED | |
| RESTAURANT | 1,000 SF | 1/75 SF = 20 | 20 |
| MEDICAL | 2,500 SF | 1/165 SF = 16 | 16 |
| RETAIL | 4,000 SF | 1/110 SF = 40 | 40 |
| TOTAL | 10,500 SF | 76 | 76 |

