

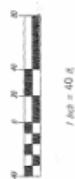
FOR SALE/LEASE

**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: \$499,000.00
Lease rate: \$8,166.00 per month**



WOLCOTT ROAD &
CENTER STREET

| | |
|---------|-----------|
| DATE | 5/20/2018 |
| TIME | 11:11 AM |
| WAVE | 2045 |
| CHIRP | 2045 |
| STATION | 1 OF 1 |

[illegible]

| PARKING SUMMARY | | |
|-----------------|----------------|-------------------------|
| DRAINAGE USE | SQUARE FOOTAGE | PARKING SPACES REQUIRED |
| RESTAURANT | 1,900 SF | 1/75 SF = 26 |
| RETAIL | 2,500 SF | 1/45 SF = 56 |
| RETAIL | 4,000 SF | 1/40 SF = 100 |
| TOTAL | 8,400 SF | 182 |

