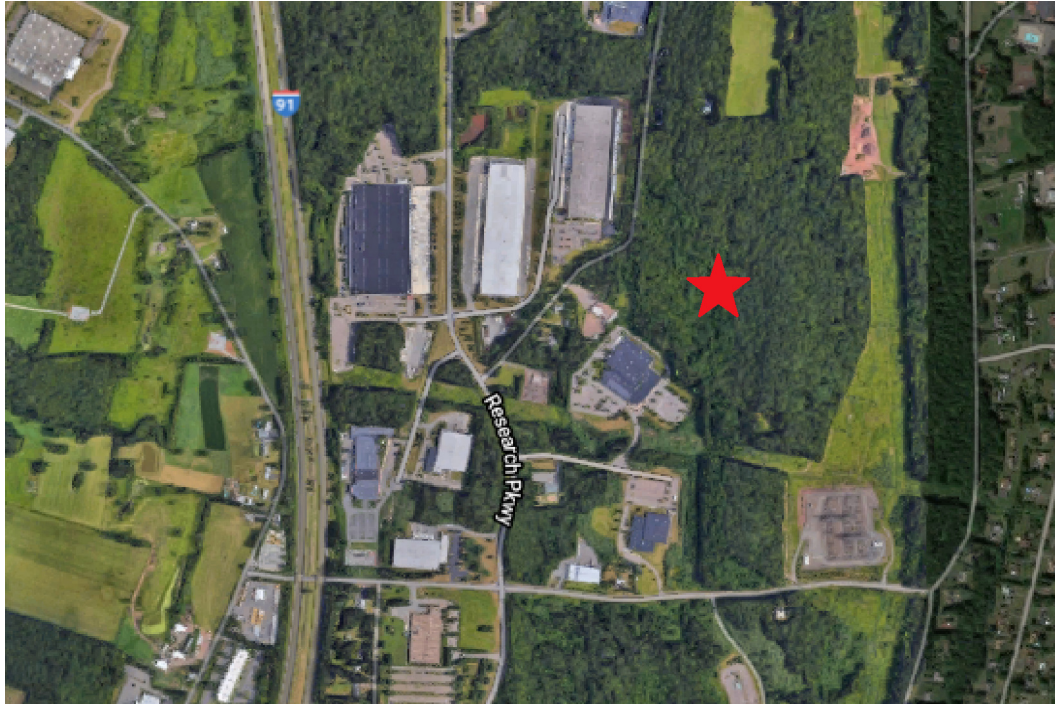


FOR SALE

10 TECHNOLOGY DRIVE, WALLINGFORD CT

10 TECHNOLOGY DRIVE | WALLINGFORD, CT 06492



PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 23 acres of W1 zoned land located between 10 Technology Drive and Thorpe Avenue, Wallingford, CT. The property (presently a part of the property located at 10 Technology Drive) has full utilities located on Technology Drive and the Thorpe Avenue, Research Parkway intersection. Note, the property has not been subdivided from the large parcel.

PROPERTY HIGHLIGHTS

- Located next to Nel Hydrogen Corporate Headquarters
- Within two miles of I-91
- Full utilities available nearby

OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	23 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	968	37,629	120,189
Total Population	2,515	96,718	305,600
Average HH Income	\$101,665	\$76,403	\$84,191

CHRISTOPHER DUCLOS

860.922.6481

chrisduclos@sentrycommercial.com

NICO PAWLOS

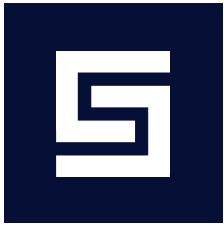
860.385.0596

pawlos@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](https://www.sentrycommercial.com)

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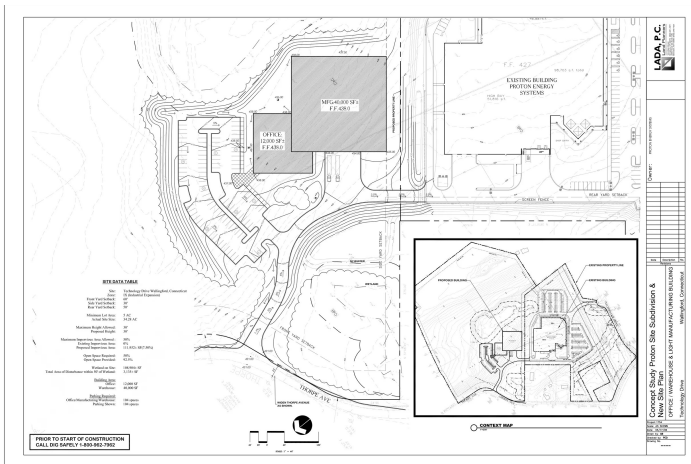
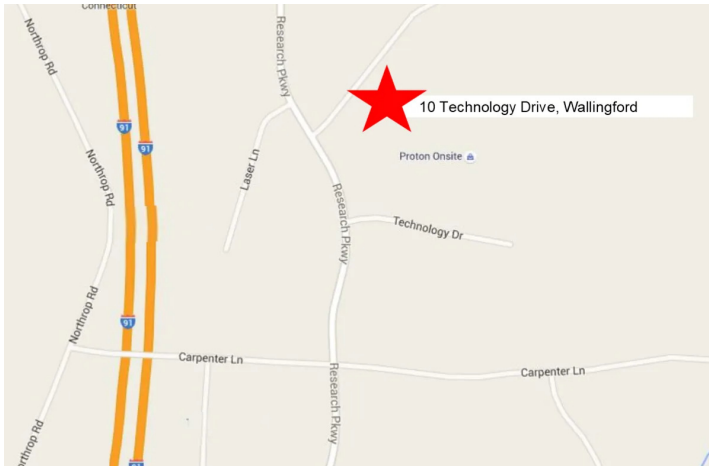
\$1,400,000

MECHANICAL/UTILITIES

Water/Sewer Company	Town of Wallingford
Natural Gas	CNG
Electric Company	Town of Wallingford

LAND

Lot Size	23 Acres
Rail	No
Zoning	WI (Watershed Interchange)



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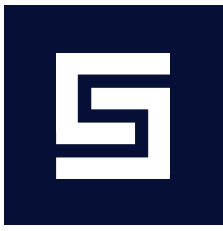
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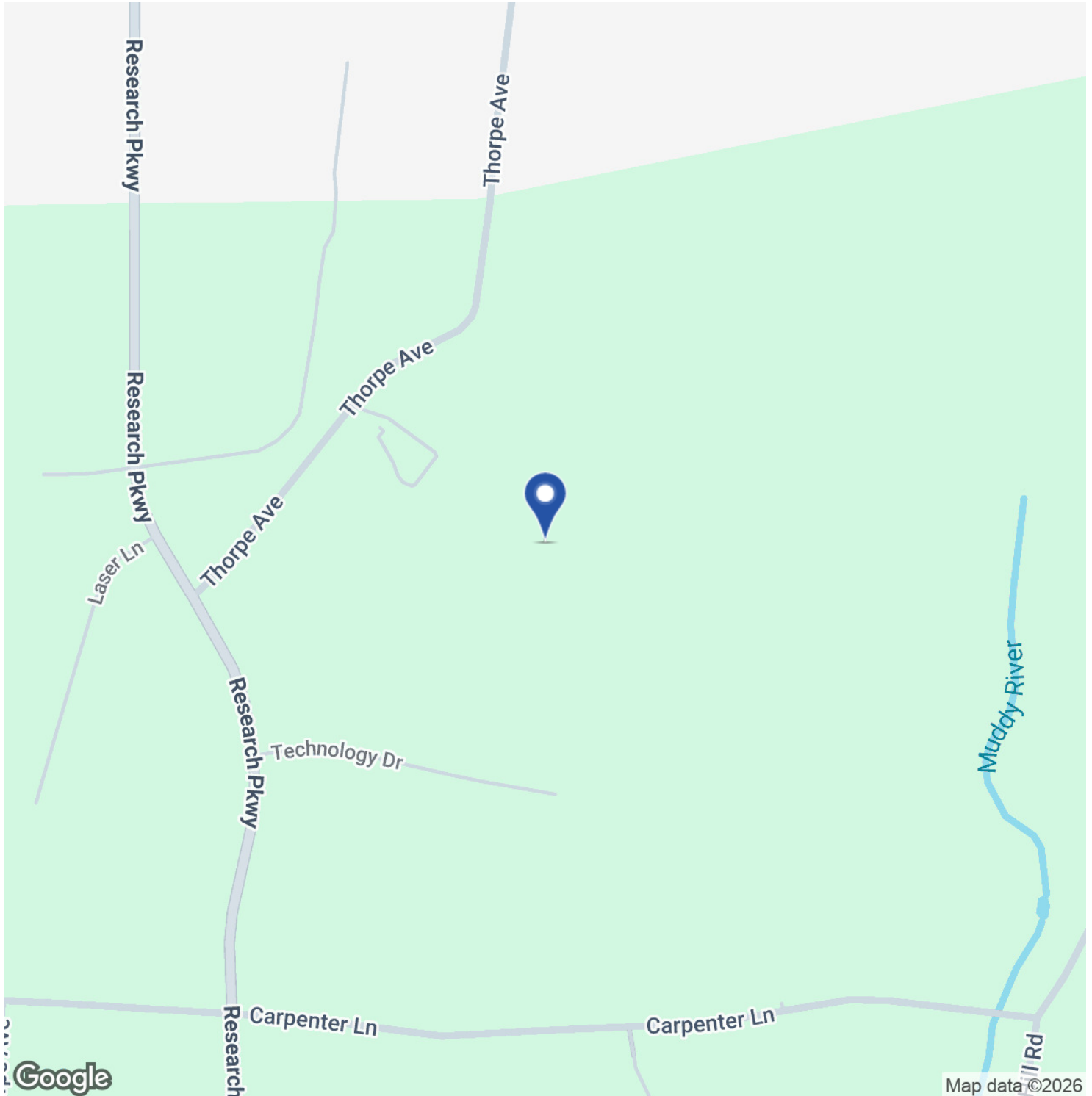
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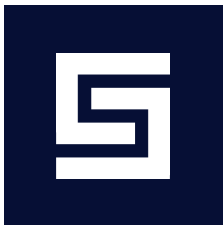
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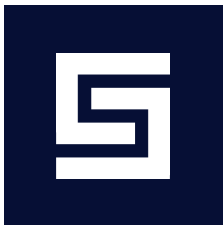
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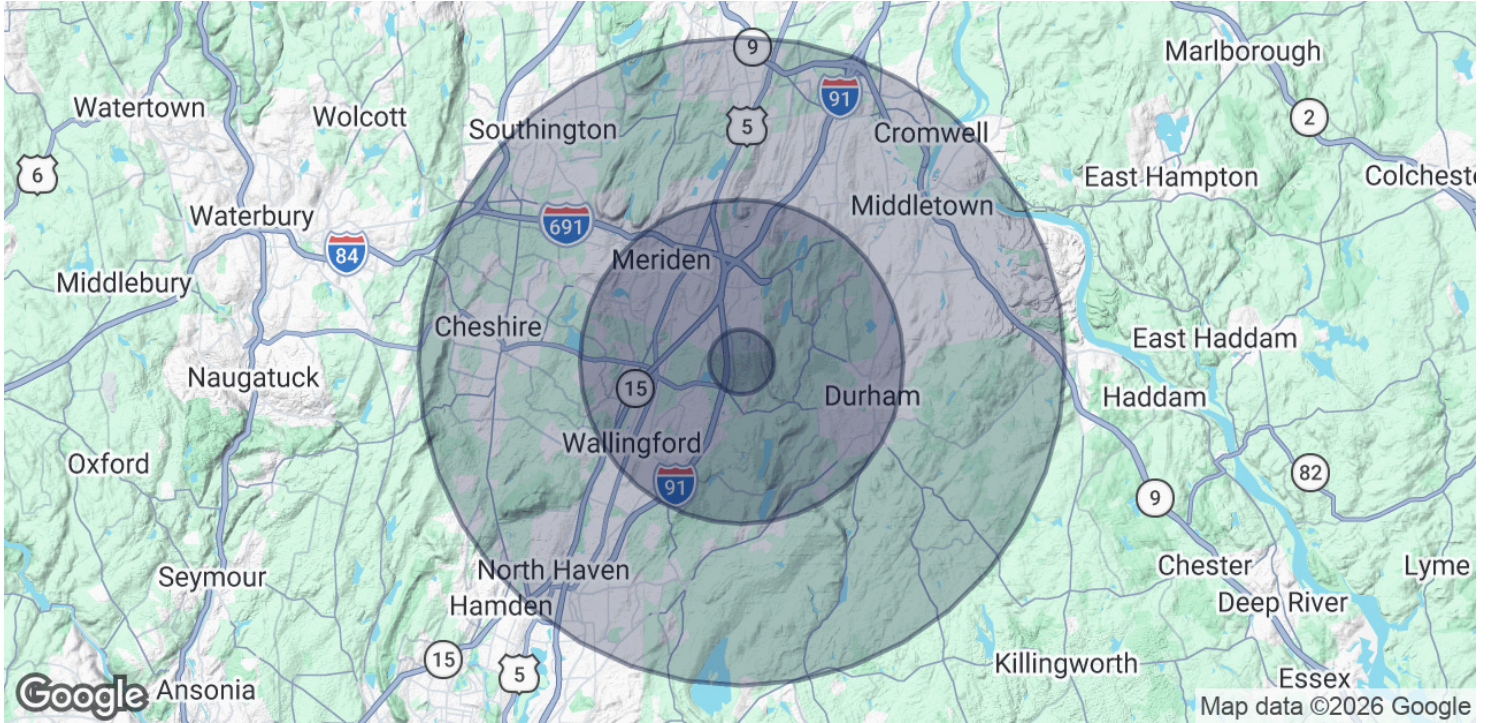
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,515	96,718	305,600
Average age	45.0	39.4	40.4
Average age (Male)	44.2	38.3	39.2
Average age (Female)	45.4	40.4	41.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	968	37,629	120,189
# of persons per HH	2.6	2.6	2.5
Average HH income	\$101,665	\$76,403	\$84,191
Average house value	\$238,603	\$256,687	\$301,347

* Demographic data derived from 2020 ACS - US Census

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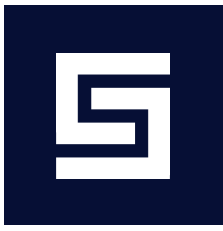
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