

FOR SALE

1.25 ACRES - GWD ZONED LAND

36 & 38 MAPLEWOOD AVENUE | BLOOMFIELD, CT 06002



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 36 & 38 Maplewood Avenue, Bloomfield CT for sale. This 1.25 acre parcel is ideal for a wide range of commercial ventures on the heavily trafficked Cottage Grove Road. This prime site can accommodate a maximum 10,000 SF building and is suitable for a variety of different uses.

PROPERTY HIGHLIGHTS

- Estimated 5,000 - 10,000 SF buildable on the site
- Well located on the busy Cottage Grove Road (Route 218) on a paved cul-de-sac
- Immediately adjacent to a new 164 unit apartment complex

OFFERING SUMMARY

Reduced Sale Price:	\$449,000
Lot Size:	1.25 Acres

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	27,523	78,531	126,192
Total Population	76,733	195,756	315,247
Average HH Income	\$88,841	\$98,340	\$102,611

CHRISTOPHER DUCLOS

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NICO PAWLOS

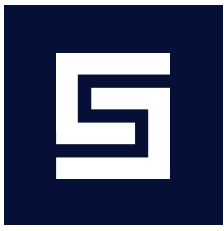
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SENTRY COMMERCIAL BROKER ADVISORY LLC | HARTFORD, CT 06103 | SENTRYCOMMERCIAL.COM

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LOCATION INFORMATION

Street Address	36 & 38 Maplewood Avenue
City, State, Zip	Bloomfield, CT 06002
County	Hartford

PROPERTY INFORMATION

Property Type	Land
Zoning	GWD
Lot Size	1.25 Acres

Reduced Sale Price

\$449,000

TAXES & VALUATION

Taxes	\$5,100.14
Assessed Value	\$125,650.00
Year Assessed	2023
Town of Bloomfield Mill Rate	37.49
Blue Hills Fire District Mill Rate	3.10



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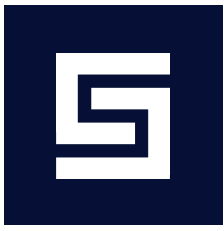
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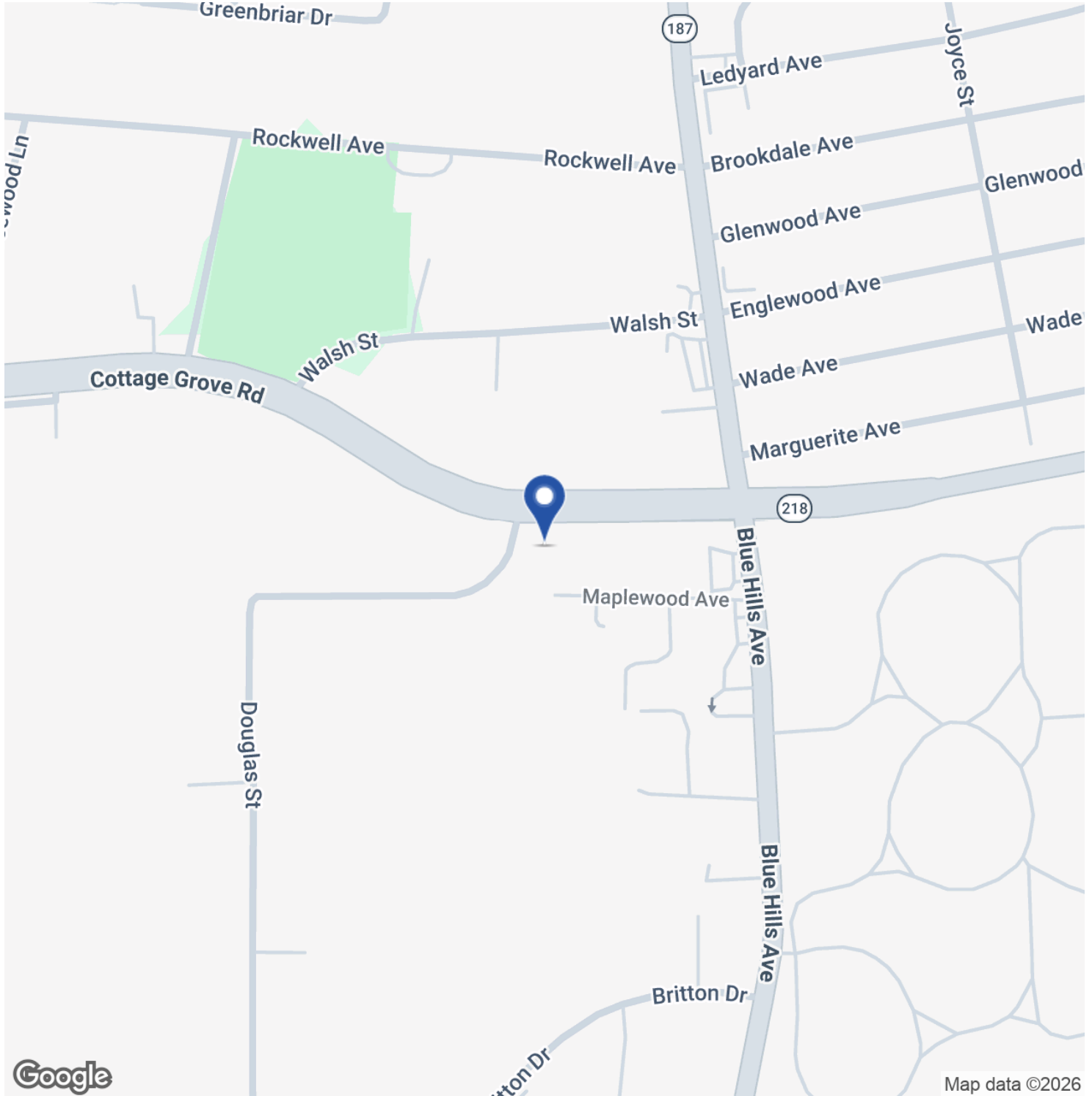
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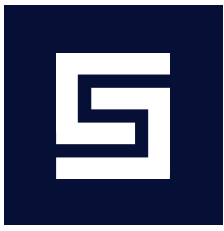
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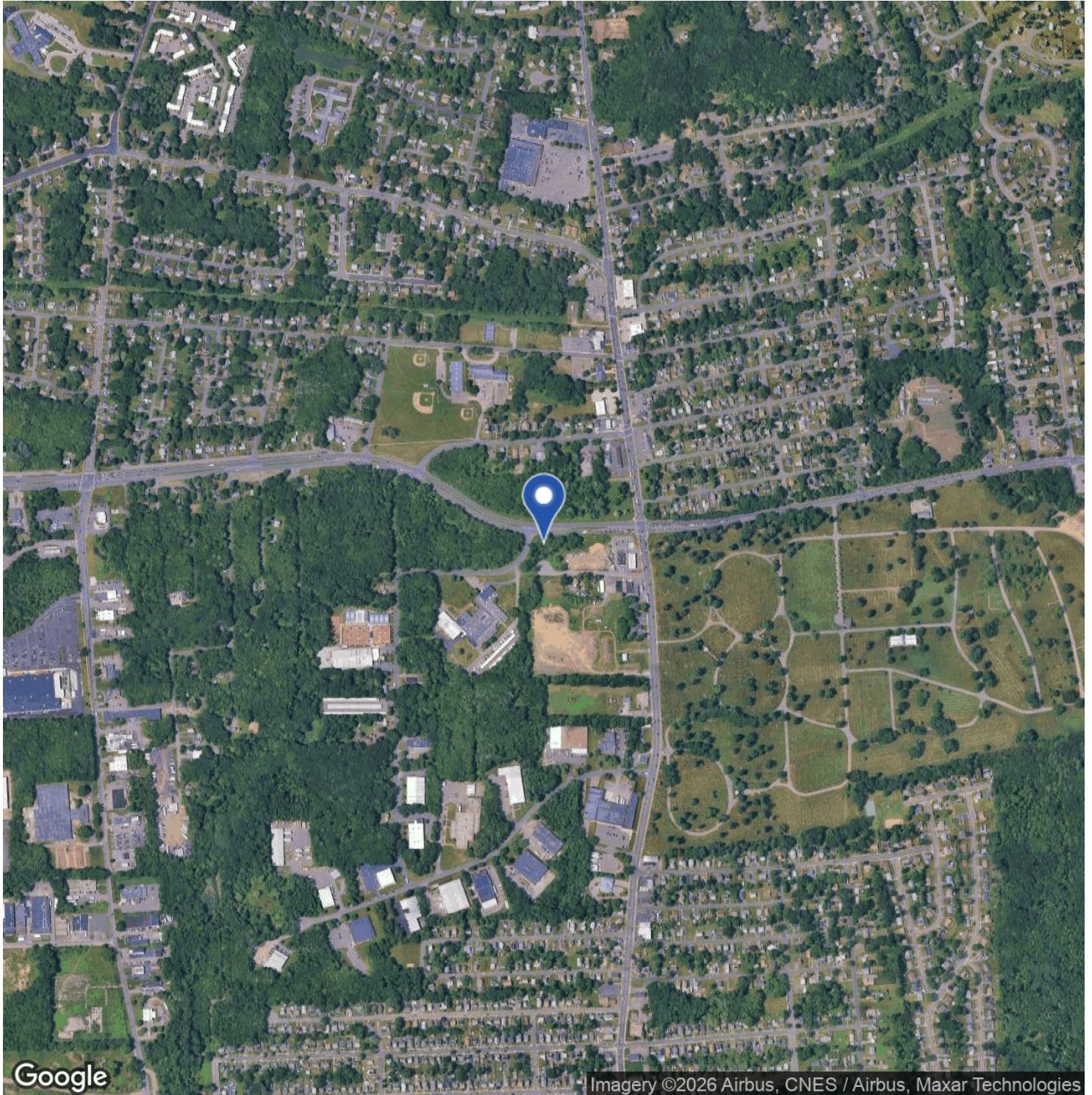
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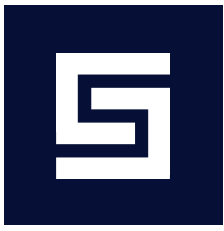
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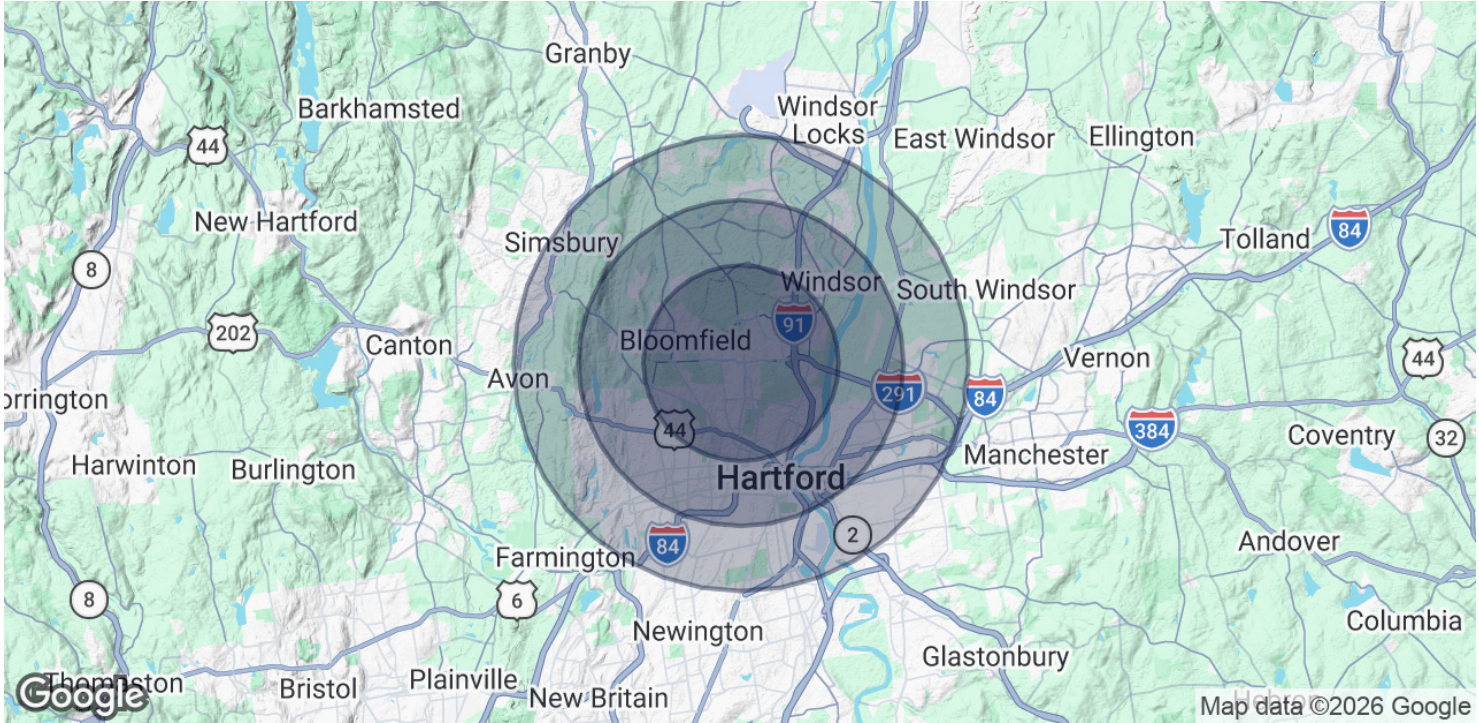
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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	76,733	195,756	315,247
Average Age	40	40	41
Average Age (Male)	38	39	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	27,523	78,531	126,192
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$88,841	\$98,340	\$102,611
Average House Value	\$296,477	\$316,374	\$319,758

2020 American Community Survey (ACS)

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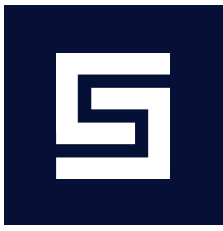
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