

RETAIL/MIXED USE/APARTMENT BUILDING

523 BOSTON POST ROAD, OLD SAYBROOK, CT



DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 2,344
3 MILES: 14,797
5 MILES: 27,970

TOTAL HOUSEHOLDS

1 MILE: 1,055
3 MILES: 6,627
5 MILES: 12,495

AVE. HOUSEHOLD INCOME

1 MILE: \$72,178
3 MILES: \$102,576
5 MILES: \$101,394



SALE PRICE \$699,500

LEASE PRICE \$3,000/MONTH NNN

EXISTING 2,726 SF

BUILDING ON 0.23 ACRES

- Located at corner of a traffic light, CVS & Ford dealership across the street
- Three floors with multiple ground floor entrances
- Half mile from I-95 ramp, located on busy Route 1 and by Main Street
- Traffic Count: 21,000 ADT
- Oil Heat & Window Units
- Zone: B-2

Contact for Details:

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(860) 600-4400 | (617) 600-4400  retradeCRE.com

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FIRST FLOOR PHOTOGRAPHS



LOWER LEVEL PHOTOGRAPHS



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SECOND FLOOR PHOTOGRAPHS



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RETAILER MAP

NEARBY TENANTS



- WALMART
- STOP & SHOP
- MARSHALLS
- FAMOUS FOOTWEAR
- HOMEGOODS
- MEINEKE
- GOODWILL
- GULF FUEL
- BURGER KING
- FORD
- SUNOCO
- BEN & JERRY'S
- STARBUCKS
- AT&T

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CONTACT US TODAY!

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