AVAILABLE FOR SALE
ASKING PRICE $225,000.00

10 RIVER ROAD

Stafford Springs, CT 06076

FREESTANDING, FORMER GAS/CONVENIENCE SOLD SUBJECT TO DEED RESTRICTIONS

RIPCO
INVESTMENT SALES

PROPERTY INFORMATION

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **10 RIVER ROAD** — in Stafford Springs, Connecticut.

10 River Road is a parcel improved by a single-story retail building. The property is a decommissioned former Cumberland Farms gas station and convenience store. Tanks have been removed and all environmental sign offs have been obtained. Sold subject to the following use restrictions: Gas/Convenience; QSR; Cannabis.

Sold on as is where is basis.

PROPERTY SUMMARY

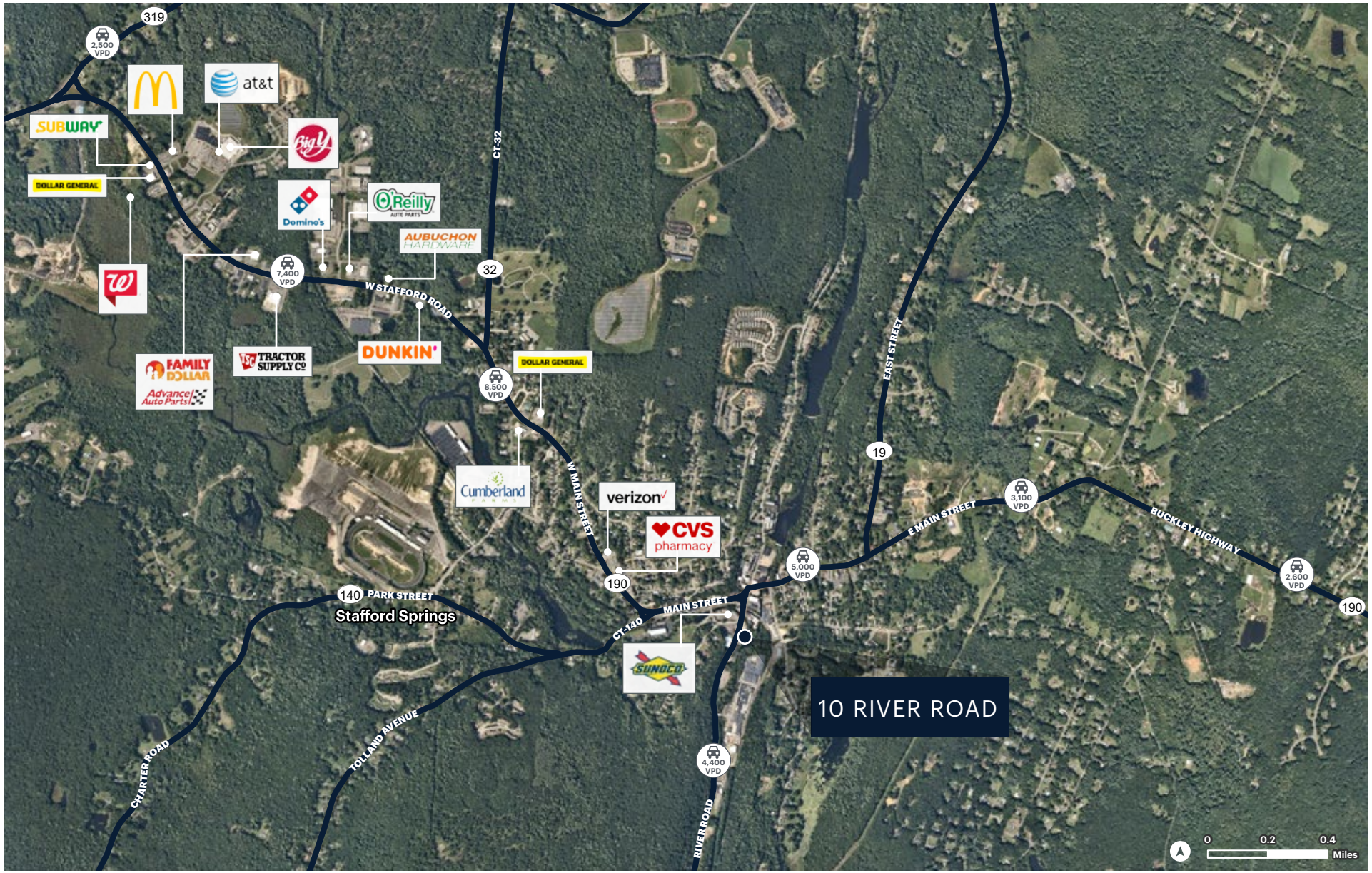
THE OFFERING	
Property Address	10 River Road
Neighborhood	Stafford Springs
County / State	Tolland County / Connecticut
Map / Lot	STAF-000051-000090
Property Type	Retail / Development Site

PROPERTY INFORMATION	
Lot SF	11,761 SF (approx.)
Stories	1
Year Built / Last Altered	1988
Commercial Units	1
Above Grade Gross SF	1,800 SF (approx.)
Below Grade Gross SF	0 SF (approx.)
Total Gross SF	1,800 SF (approx.)

ZONING INFORMATION	
Zoning	IN
Building FAR	0.16

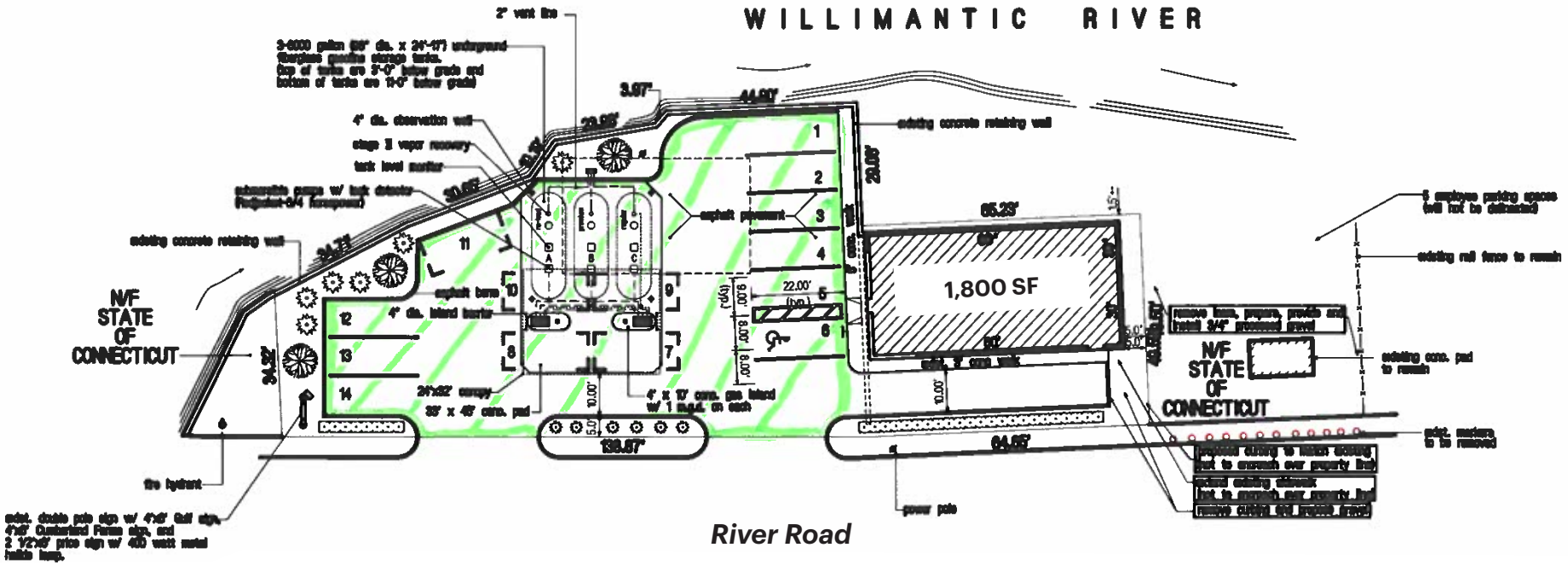
TAX INFORMATION	
Annual Property Tax (23/24)	$12,071

AERIAL MAP

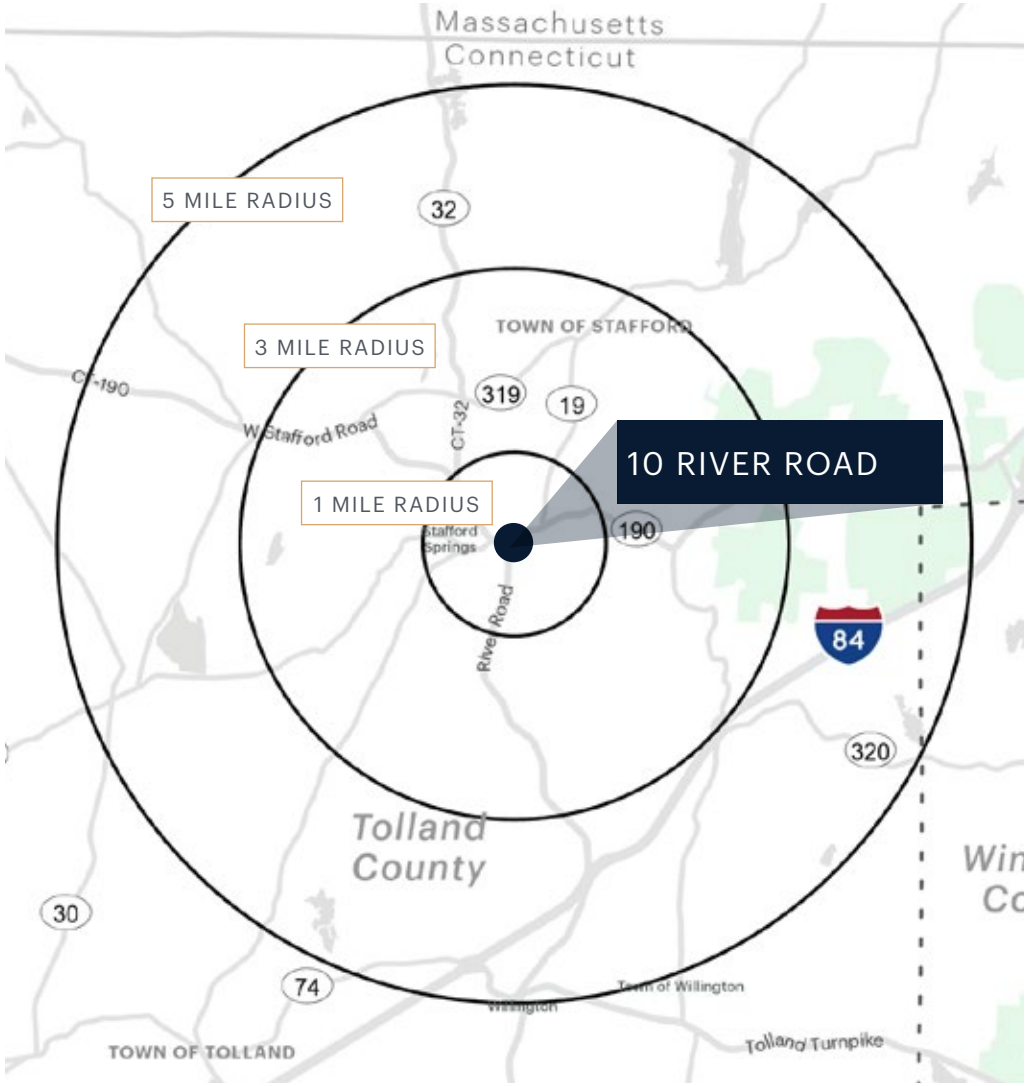

319
2,500 VPD
at&t
SUBWAY
Big Y
DOLLAR GENERAL
Domino's
O'Reilly
AUBUCHON HARDWARE
CT-32
32
7,400 VPD
W STAFFORD ROAD
DUNKIN'
TRACTOR SUPPLY CO
FAMILY DOLLAR
Advance Auto Parts
8,500 VPD
DOLLAR GENERAL
Cumberland
verizon
CVS pharmacy
W MAIN STREET
190
EAST STREET
19
3,100 VPD
E MAIN STREET
BUCKLEY HIGHWAY
5,000 VPD
2,600 VPD
190
140 PARK STREET
Stafford Springs
MAIN STREET
CT-140
SUNOCO
10 RIVER ROAD
CHARTER ROAD
TOLLAND AVENUE
4,400 VPD
RIVER ROAD
0
0.2
0.4
Miles

CLOSE UP AERIAL

SITE PLAN

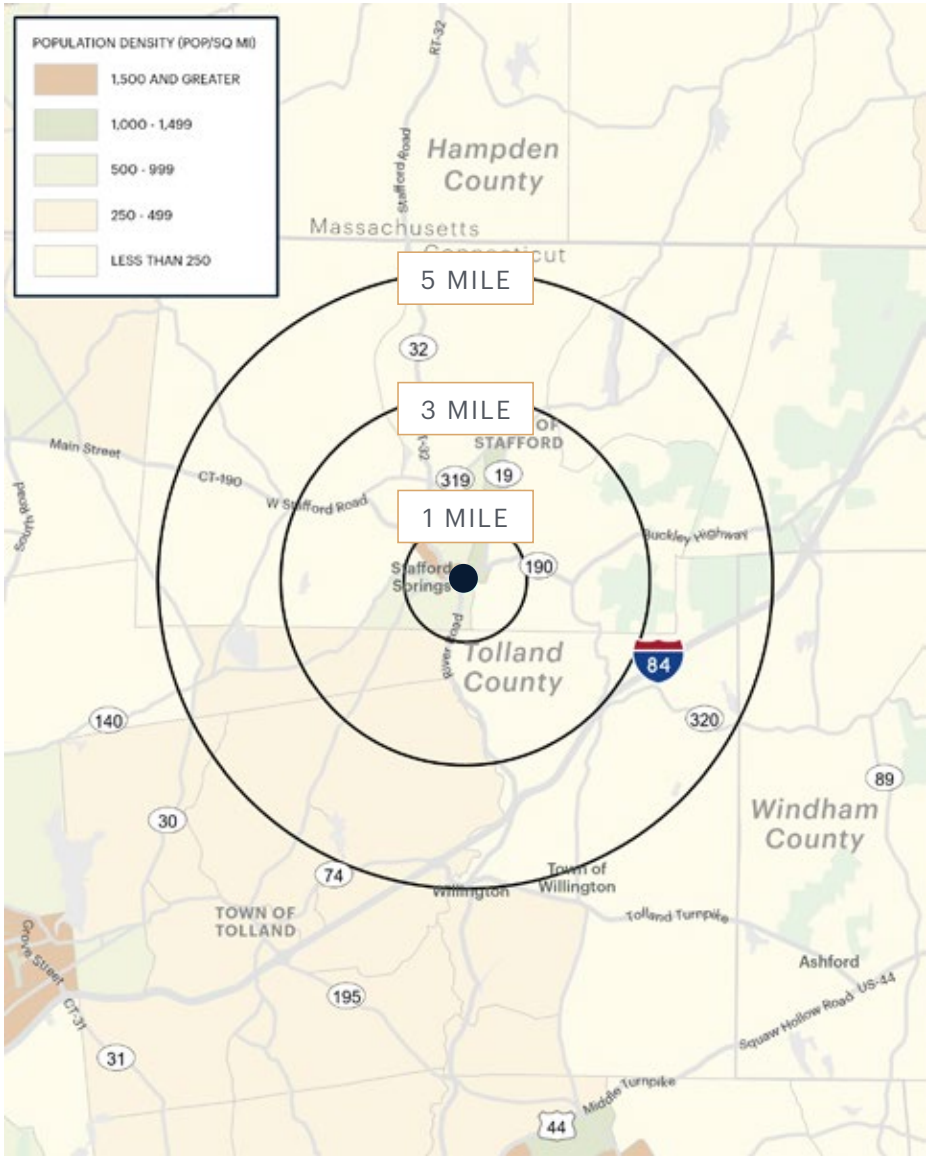

WILLIMANTIC RIVER
1,800 SF
N/F STATE OF CONNECTICUT
N/F STATE OF CONNECTICUT
River Road

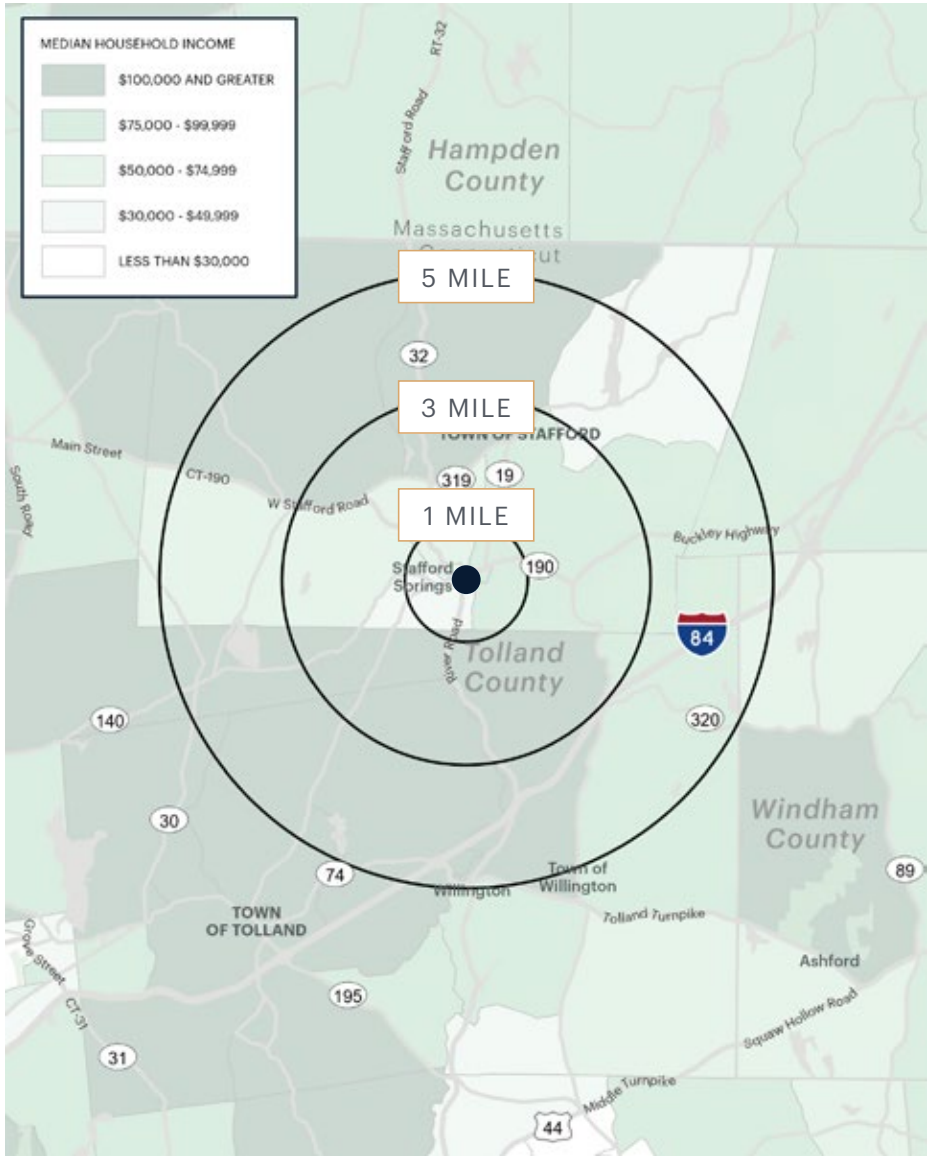
AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	3,164	8,596	16,850
NUMBER OF HOUSEHOLDS	1,494	3,729	6,955
AVERAGE HOUSEHOLD INCOME	$81,330	$101,259	$117,622
MEDIAN HOUSEHOLD INCOME	$56,988	$74,540	$87,339
COLLEGE GRADUATES	545 24.0%	1,816 29.0%	4,397 36.0%
TOTAL BUSINESSES	139	329	508
TOTAL EMPLOYEES	995	3,380	4,839
DAYTIME POPULATION	2,471	7,195	12,340

AREA DEMOGRAPHICS





CONTACT EXCLUSIVE AGENT

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INVESTMENT SALES

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.