

AVAILABLE FOR SALE
ASKING PRICE \$225,000.00

863 NORWICH-NEW LONDON TPKE

Uncasville, CT 06382



FREESTANDING, FORMER CONVENIENCE STORE

RIPCO
INVESTMENT SALES

**863 NORWICH-NEW LONDON TURNPIKE
FOR SALE**

PROPERTY INFORMATION

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **863 NORWICH-NEW LONDON TURNPIKE**—in Uncasville, Connecticut.

863 Norwich-New London Turnpike is a 2,400 SF former convenience store.

Sold subject to deed restrictions: Gas/Convenience; QSR; Cannabis not permitted

PROPERTY SUMMARY

THE OFFERING

| | |
|-----------------------|---------------------------------|
| Property Address | 863 Norwich-New London Tpke |
| Neighborhood | Uncasville |
| County / State | New London County / Connecticut |
| Section / Block / Lot | MONT-00008-000032 |
| Property Type | Retail / Development Site |

PROPERTY INFORMATION

| | |
|---------------------------|---------------------|
| Lot SF | 26,136 SF (approx.) |
| Stories | 1 |
| Year Built / Last Altered | 1970 |
| Commercial Units | 1 |
| Above Grade Gross SF | 2,400 SF (approx.) |
| Below Grade Gross SF | 0 SF (approx.) |
| Total Gross SF | 2,400 SF (approx.) |

ZONING INFORMATION

| | |
|--------|-----|
| Zoning | C-1 |
|--------|-----|

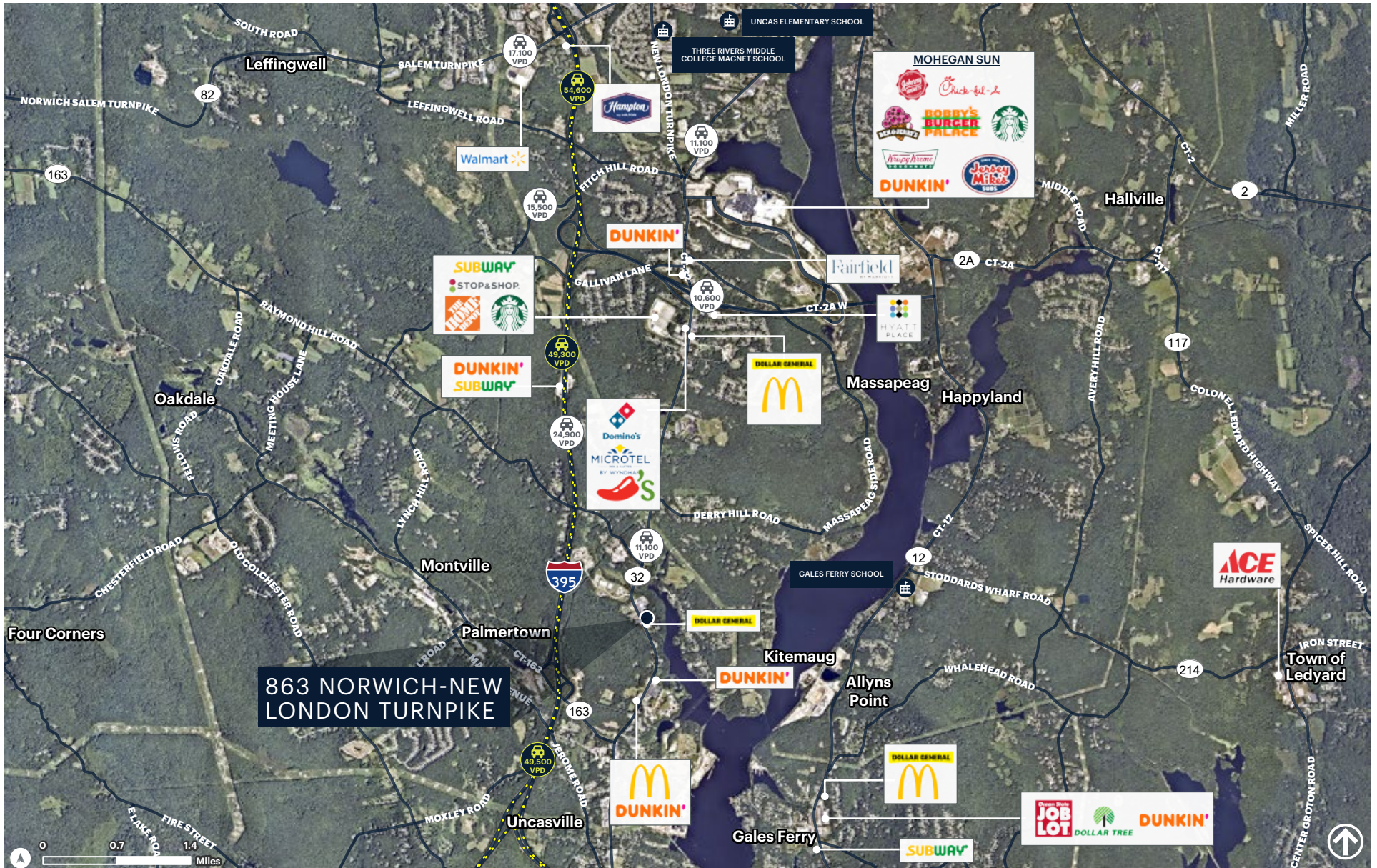
TAX INFORMATION

| | |
|-----------------------------|---------|
| Annual Property Tax (23/24) | \$4,593 |
|-----------------------------|---------|



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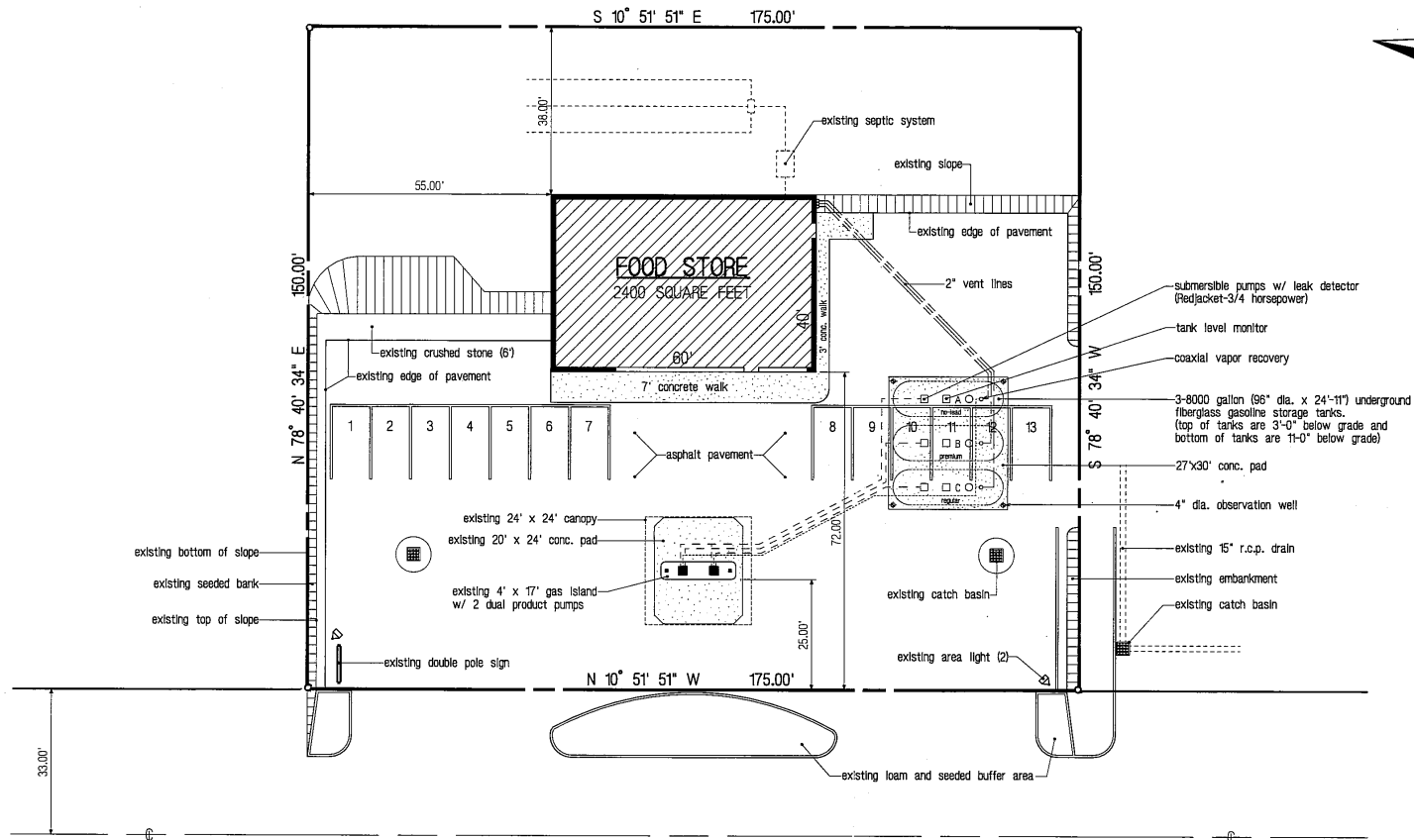
AERIAL MAP



CLOSE UP AERIAL



SITE PLAN



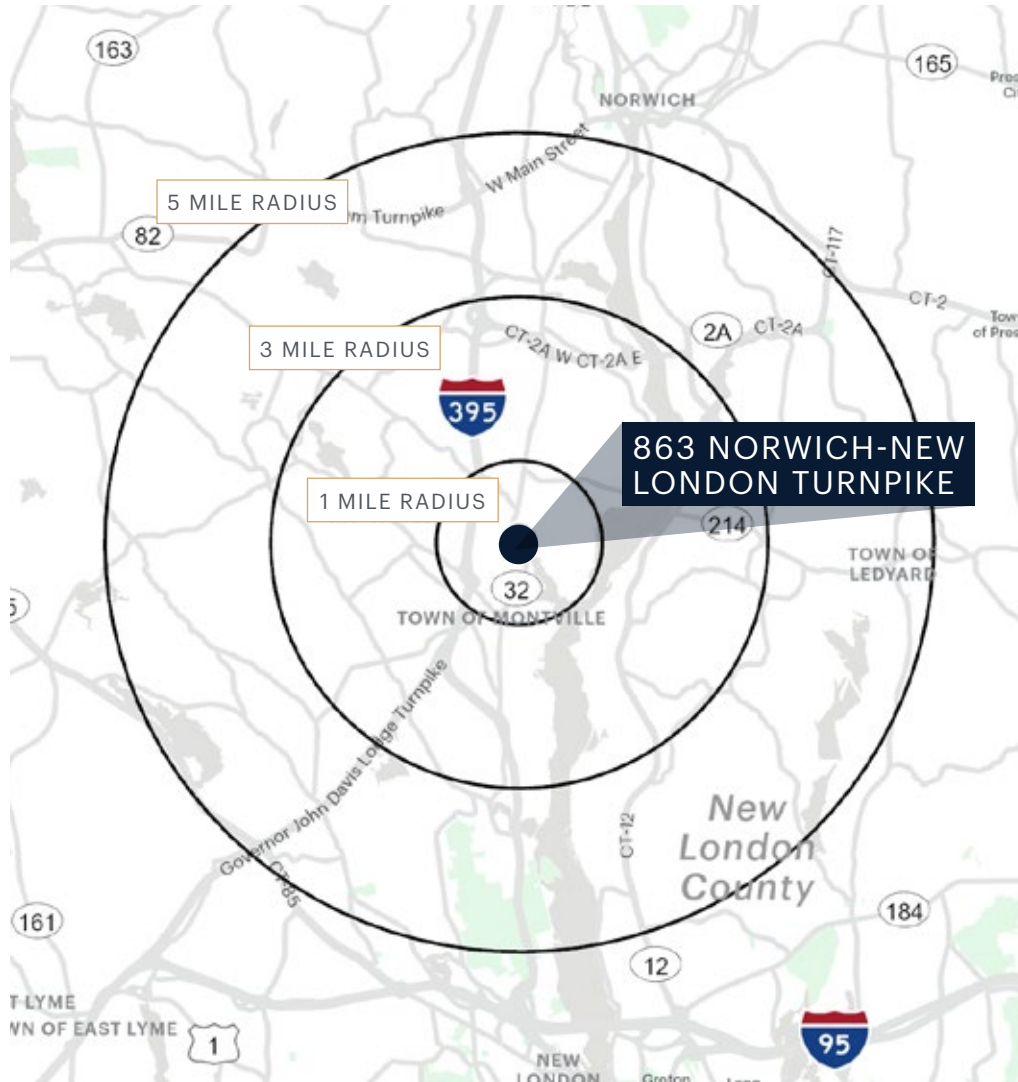
NORWICH - NEW LONDON ROAD ROUTE 32

NOTES

- Underground gasoline storage tanks were installed in the month of _____ 19__.
- All supply lines and vapor recovery lines are fiberglass. The vent lines are fiberglass below ground and galvanized schedule 40 above ground.
- | TANK | CAPACITY | CONTENT |
|------|--------------|----------|
| A | 8000 gallons | gasoline |
| B | 8000 gallons | gasoline |
| C | 8000 gallons | gasoline |
- OWNER/OPERATOR: (day or night)
Cumberland Farms, Inc.
777 Dedham Street
Canton, MA 02021
(617) 828-4900
- There are 4" slotted PVC observation wells. (1 = each corner of tank installation.)

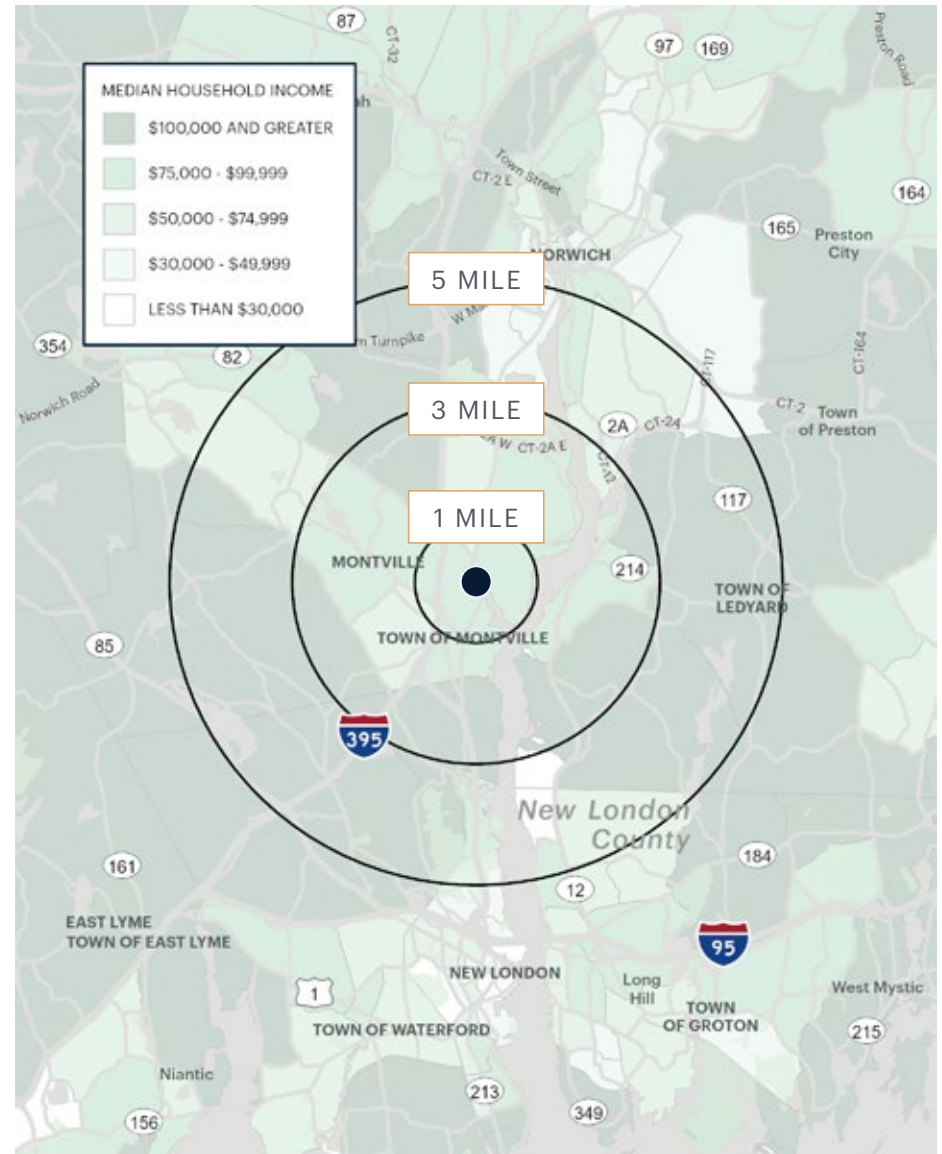


AREA DEMOGRAPHICS



| | 1 MILE | 3 MILES | 5 MILES |
|---------------------------------|---------------|----------------|----------------|
| POPULATION | 2,639 | 17,079 | 45,760 |
| NUMBER OF HOUSEHOLDS | 644 | 6,455 | 16,804 |
| AVERAGE HOUSEHOLD INCOME | \$99,310 | \$108,739 | \$111,993 |
| MEDIAN HOUSEHOLD INCOME | \$81,727 | \$86,739 | \$83,887 |
| COLLEGE GRADUATES | 370 18.0% | 3,507 28.0% | 9,185 29.0% |
| TOTAL BUSINESSES | 110 | 510 | 1,388 |
| TOTAL EMPLOYEES | 1,427 | 5,271 | 27,111 |
| DAYTIME POPULATION | 2,271 | 13,298 | 47,620 |

AREA DEMOGRAPHICS



CONTACT EXCLUSIVE AGENT

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