

COMMERCIAL



CONNECTION  
REAL ESTATE LLC

# FOR SALE

## 221 Pompey Hollow Rd Ashford, Connecticut, 06278

Contact: **John Famiglietti**

Phone: 203-596-7777

Fax: 203-596-8494

1803 East Main Street

Waterbury, CT, 06705

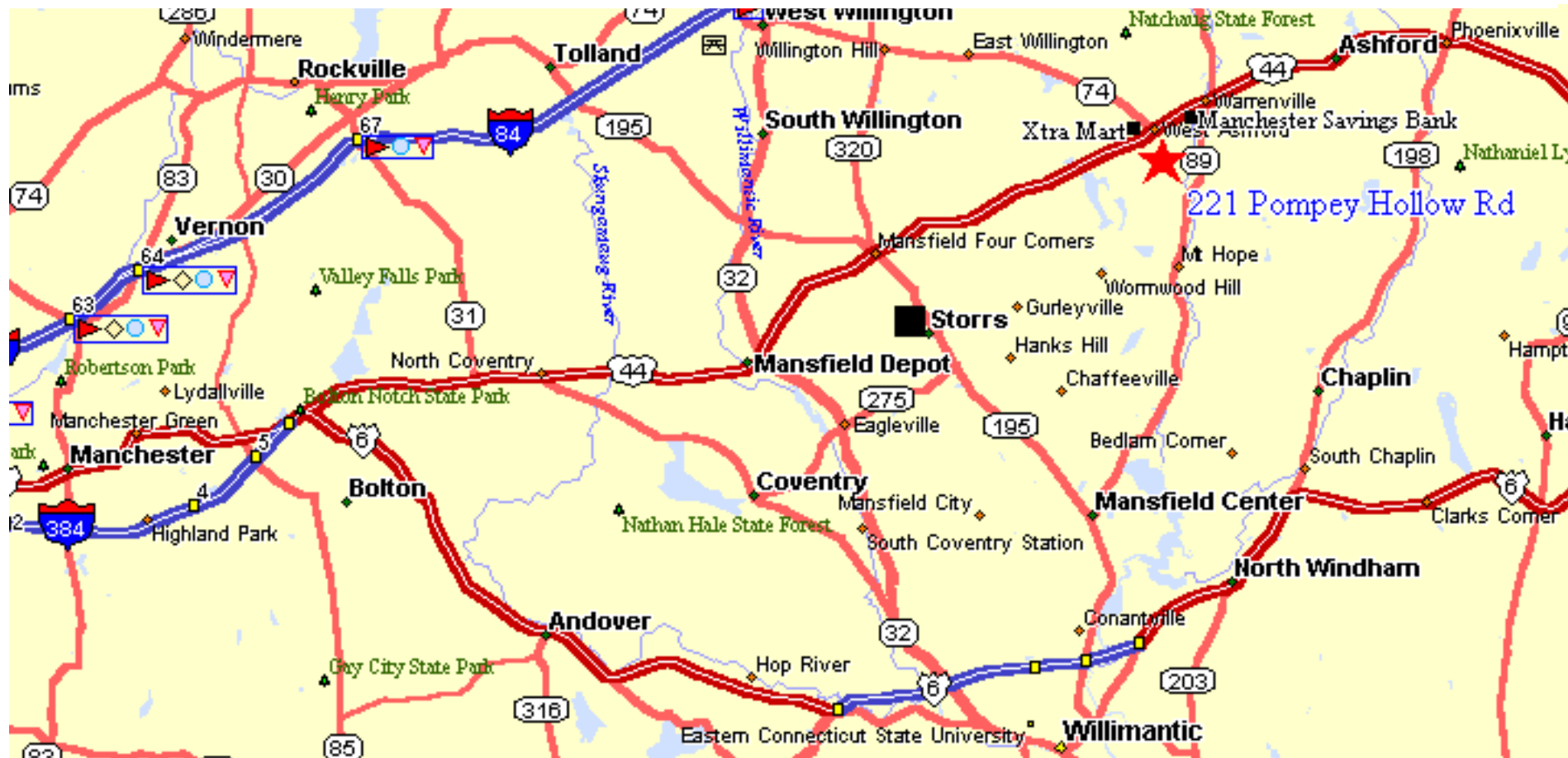


- **For Sale \$225,000.00**
- **.30 Acre Lot**
- **1,305 SF Building**
- **10,500 Traffic Count ( 2000)**
- **At the intersection of RT 44 & RT 74**
- **Neighboring Tenants : Xtra Mart  
Manchester Savings Bank**

### Demographics

<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
392	3,258	9,192
149	1,212	3,247
\$68,140	\$69,116	\$75,800

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