

COMMERCIAL



CONNECTION
REAL ESTATE LLC

FOR SALE

1050 Straits Turnpike Middlebury, Connecticut, 06762

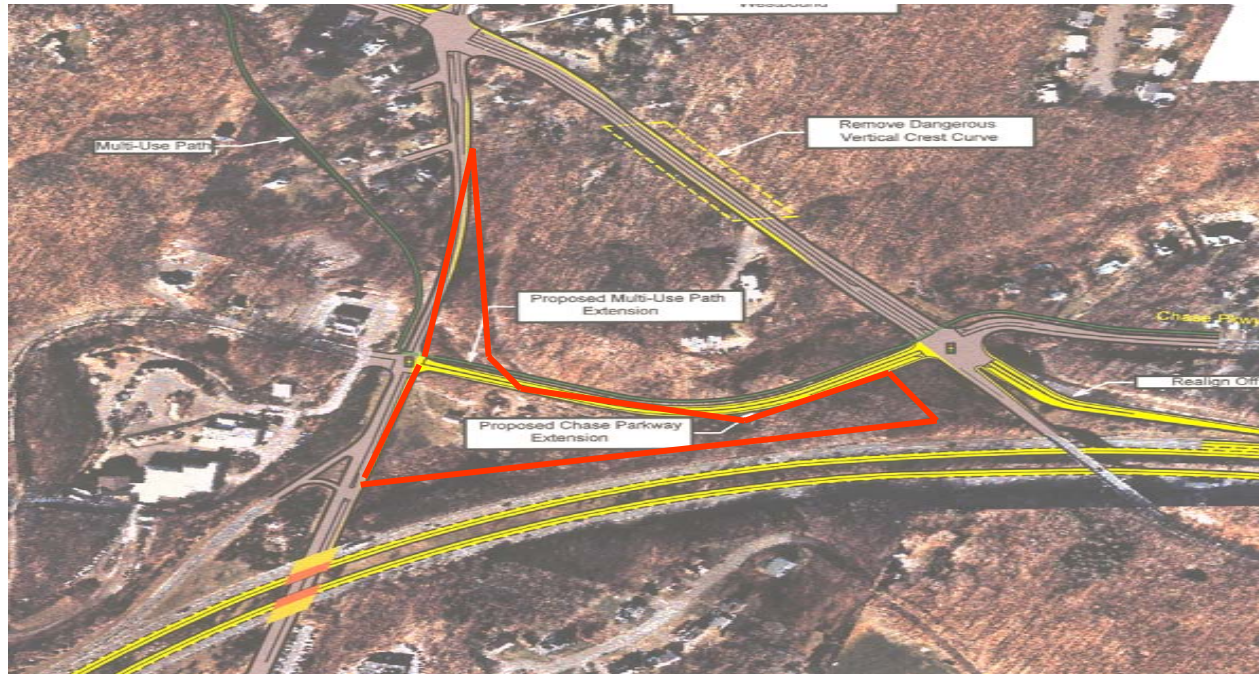
Contact: John Famiglietti

Phone: 203-596-7777

Fax: 203-596-8494

1803 East Main Street

Waterbury, CT, 06705



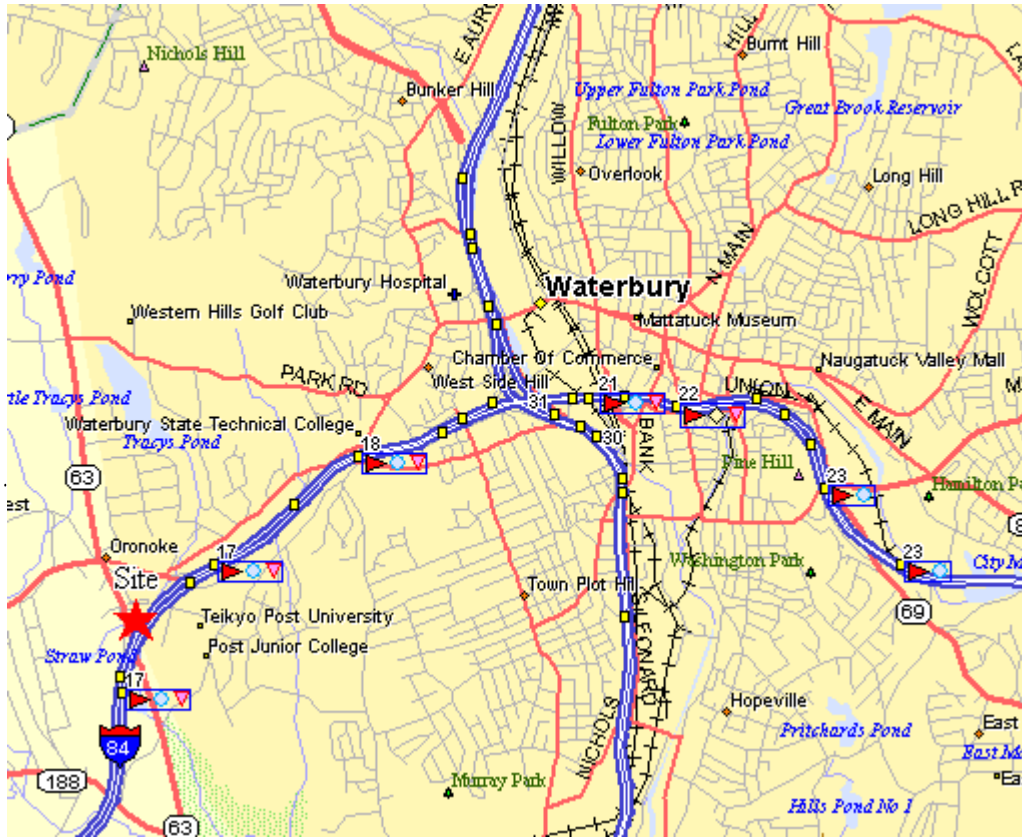
- For Sale \$1,000,000.00
- 4.85 Acres
- At Exit 17 off I-84
- CB-40 Zoned
- Excellent Visibility (Traffic Light to be installed)
- Close to : Maggie McFly's, Maples Restaurant
Bally's, Teikyo Post, Mobil-Dunkin Donuts

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	4,068	56,883	138,197
Total H H	1,569	22,642	54,303
Average Income	\$81,472	\$58,228	\$56,822

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