



# 17-49 COMMONS DRIVE | LITCHFIELD, CT

## DEMOGRAPHICS

### POPULATION

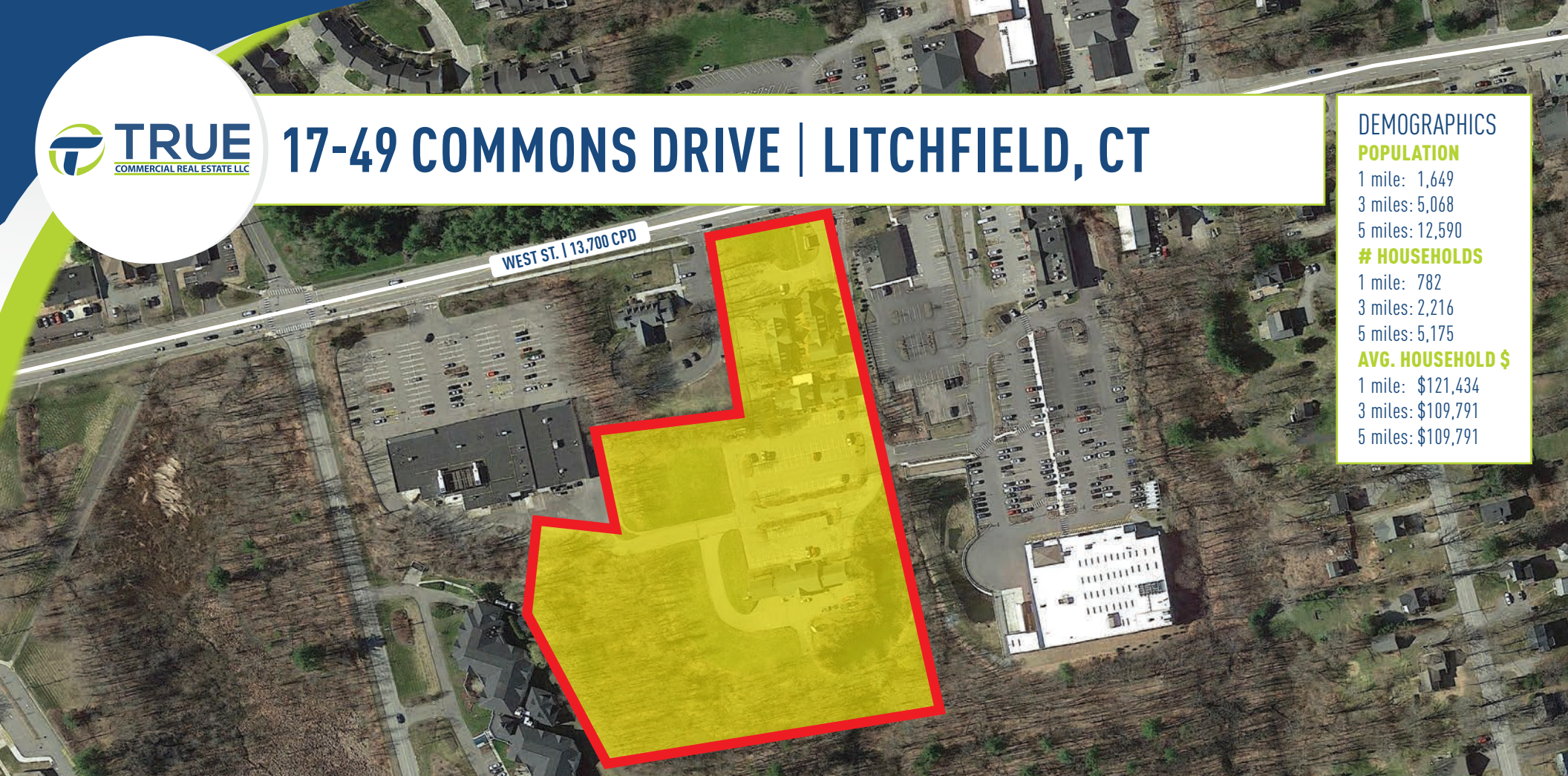
1 mile: 1,649  
3 miles: 5,068  
5 miles: 12,590

### # HOUSEHOLDS

1 mile: 782  
3 miles: 2,216  
5 miles: 5,175

### AVG. HOUSEHOLD \$

1 mile: \$121,434  
3 miles: \$109,791  
5 miles: \$109,791



## FOR LEASE: 7.865 ACRES

### DEVELOPMENT OPPORTUNITY

- Ground lease or Build to Suit.
- Traffic Light and cross easement with Stop and Shop.
- Situated at Signalized corner of West Street (U.S. 202) and Commons Drive.
- Zoned C-202 Business District

**AREA RETAILERS:** Stop & Shop, Webster Bank, True Value, Rite Aid, Dunkin' Donuts, CVS

**12,900± VPD**

This information provided in this marketing package has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

## A TRUE EXCLUSIVE... CALL FOR THE DETAILS!

### AGENTS:

**Tyler Lyman**

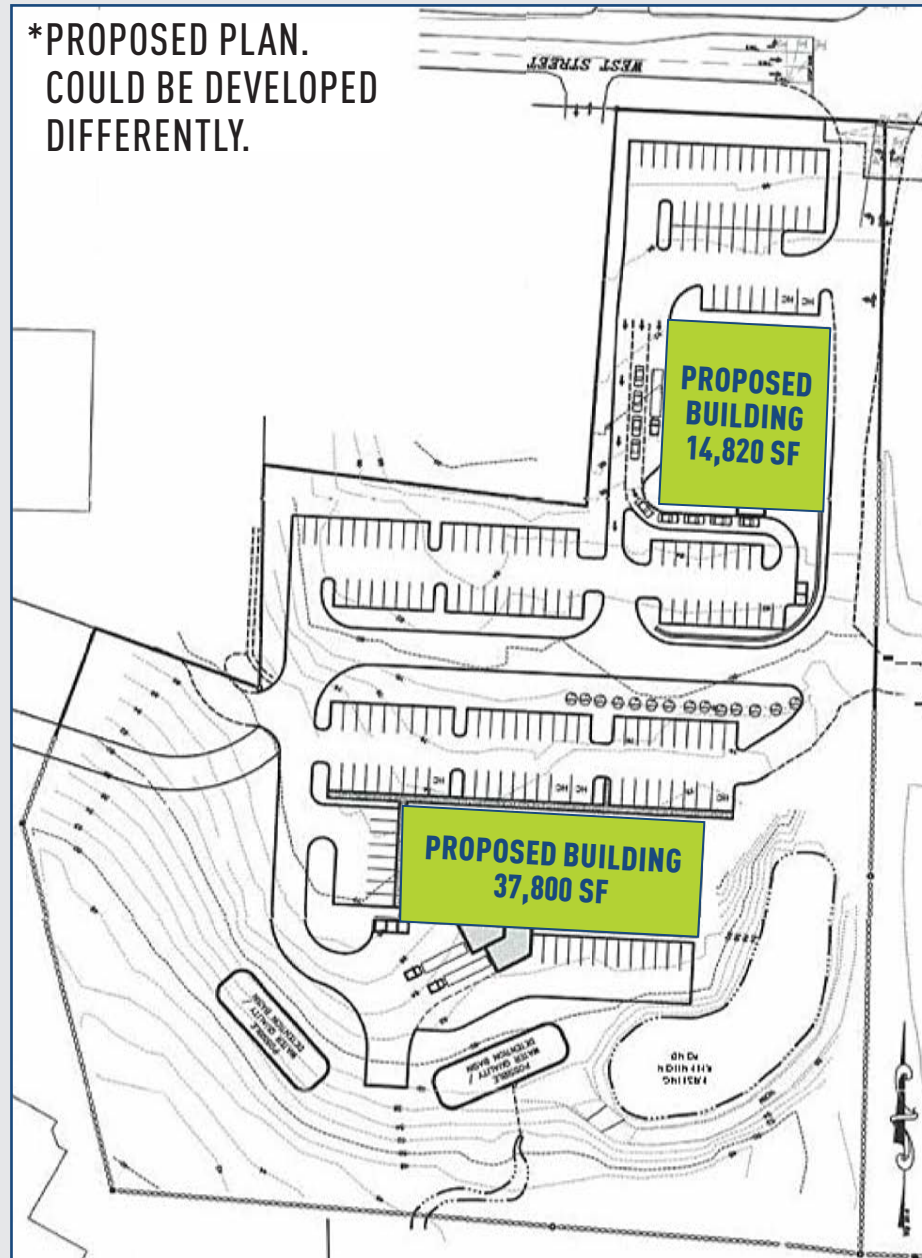
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**Wes Craft**

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\*PROPOSED PLAN.  
COULD BE DEVELOPED  
DIFFERENTLY.





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WEST ST. | 13,700 CPD

