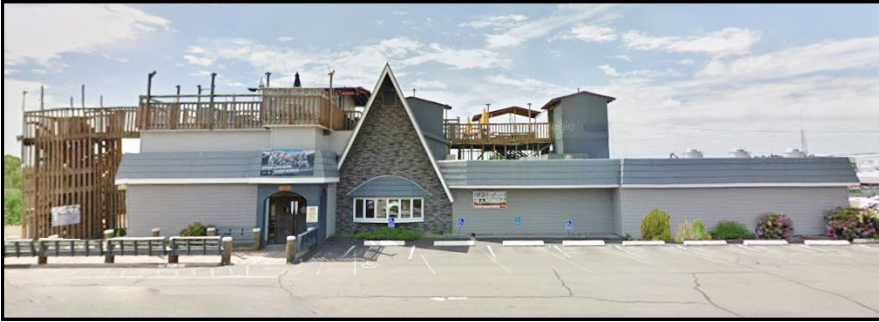


359 BOSTON POST ROAD, WESTBROOK, CT

Retail Building on Route 1 / Development Site



FOR SALE
\$1,100,000.

- ⇒ 7,372 SF building
- ⇒ Acres: 4.27 total
- Lot with building: 1.85 Ac
- Vacant abutting lot: 2.41 Ac
- ⇒ Heating: Gas
- ⇒ Central air conditioning
- ⇒ Public Water & Septic
- ⇒ Frontage: 500 Ft.
- ⇒ Zone: CB - Commercial Boating District
- ⇒ Taxes: \$13,113
- ⇒ Traffic Count: 11,000
- ⇒ Potential for 3,500 SF Restaurant or Retail with 10 Units



FRONT ELEVATION VIEWED FROM
BOSTON POST ROAD

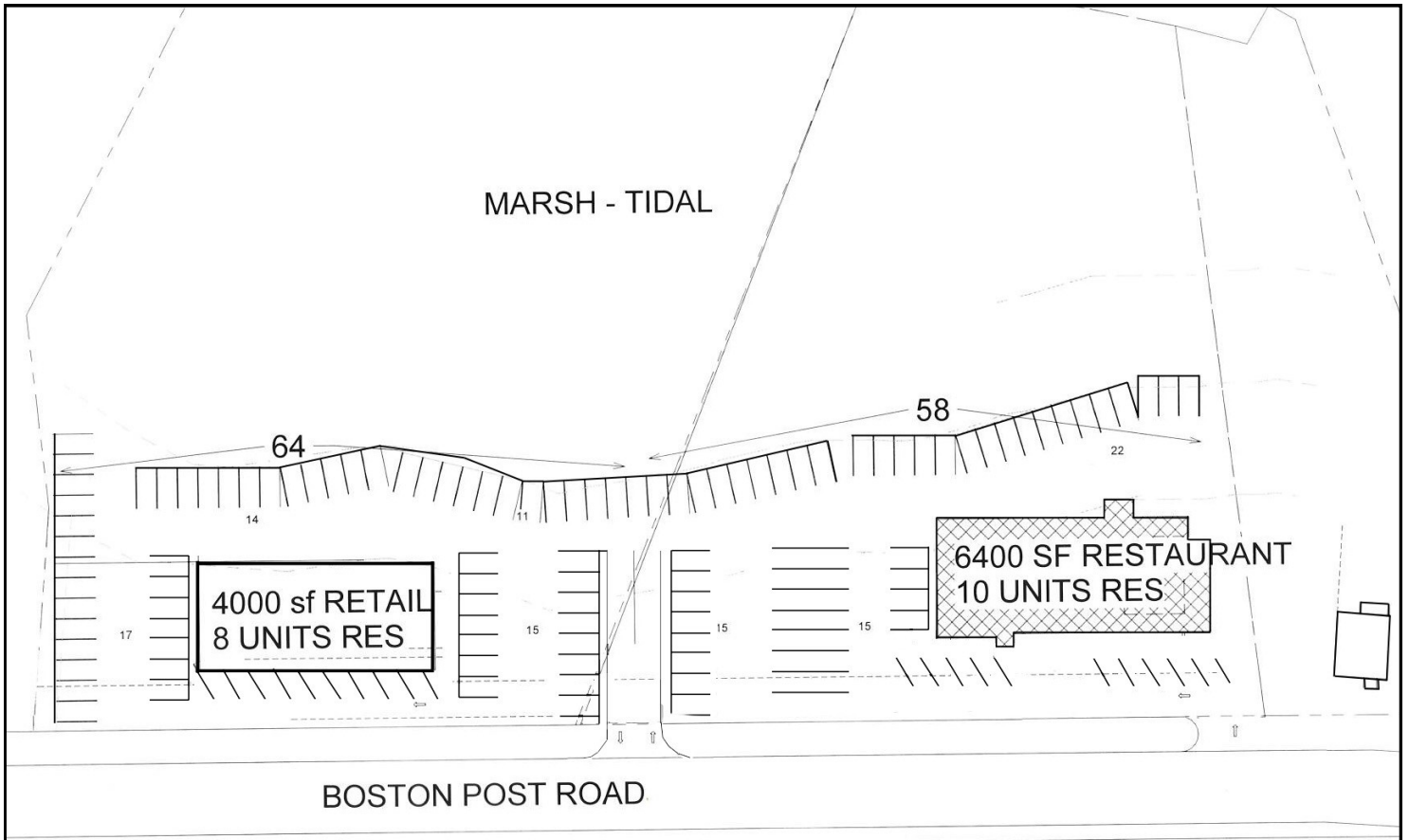
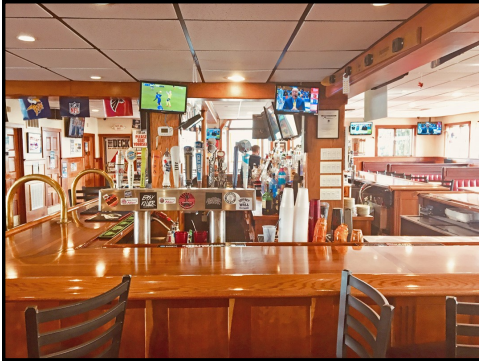


LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT
www.LymanRE.com

PETER WALSH

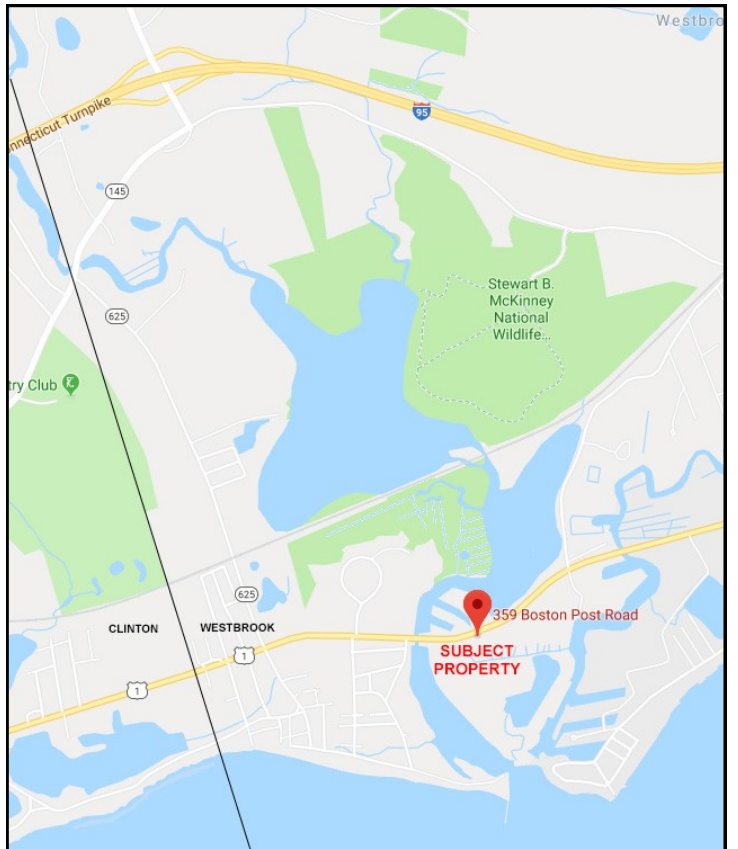
Main Office:
1160 Boston Post Rd.
Westbrook, CT 06498
Mailing Address:
73 Second Ave.
Westbrook, CT 06498
860-887-5000 x5 Office
860-304-9288 Cell
peterw@lymanre.com



THE VIEW



All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/ Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.



Demographics	1 MILE	3 MILES	5 MILES
Total Population	1,692	12,095	26,931
Total Households	790	5,218	10,942
Average Household Income	\$102,711	\$96,255	\$106,387