



# FOR LEASE

## 10.94 ACRE INDUSTRIAL PARCEL

522 COTTAGE GROVE ROAD | BLOOMFIELD, CT 06002



### PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 522 Cottage Grove Road, Bloomfield CT for lease. This 10.94 acre parcel has approximately eight buildable acres and is located in an Enterprise Zone.

### PROPERTY HIGHLIGHTS

- Enterprise Zone
- Cleared parcel
- Three miles from I-91

### OFFERING SUMMARY

Lease Rate:	\$55,000.00 per year (Ground)
Lot Size:	10.94 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,790	21,177	77,408
Total Population	4,514	60,433	198,606
Average HH Income	\$83,040	\$86,733	\$72,934

**CHRISTOPHER DUCLOS**  
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All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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### \$55,000.00 per year

#### MECHANICAL/UTILITIES

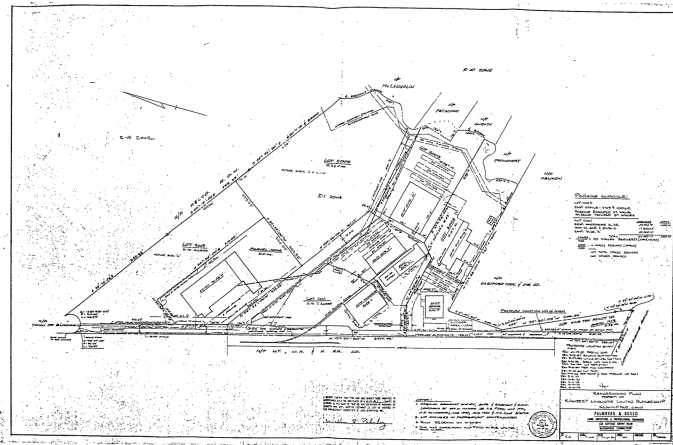
Water/Sewer Company	MDC
Gas / Propane	Yes
Electric Company	Eversource

#### LAND

Lot Size	10.94 Acres
Rail	N/A
Zoning	I-1

#### TAXES

Assessment	\$172,340
Year Assessed	2017
Mill Rate	37.52



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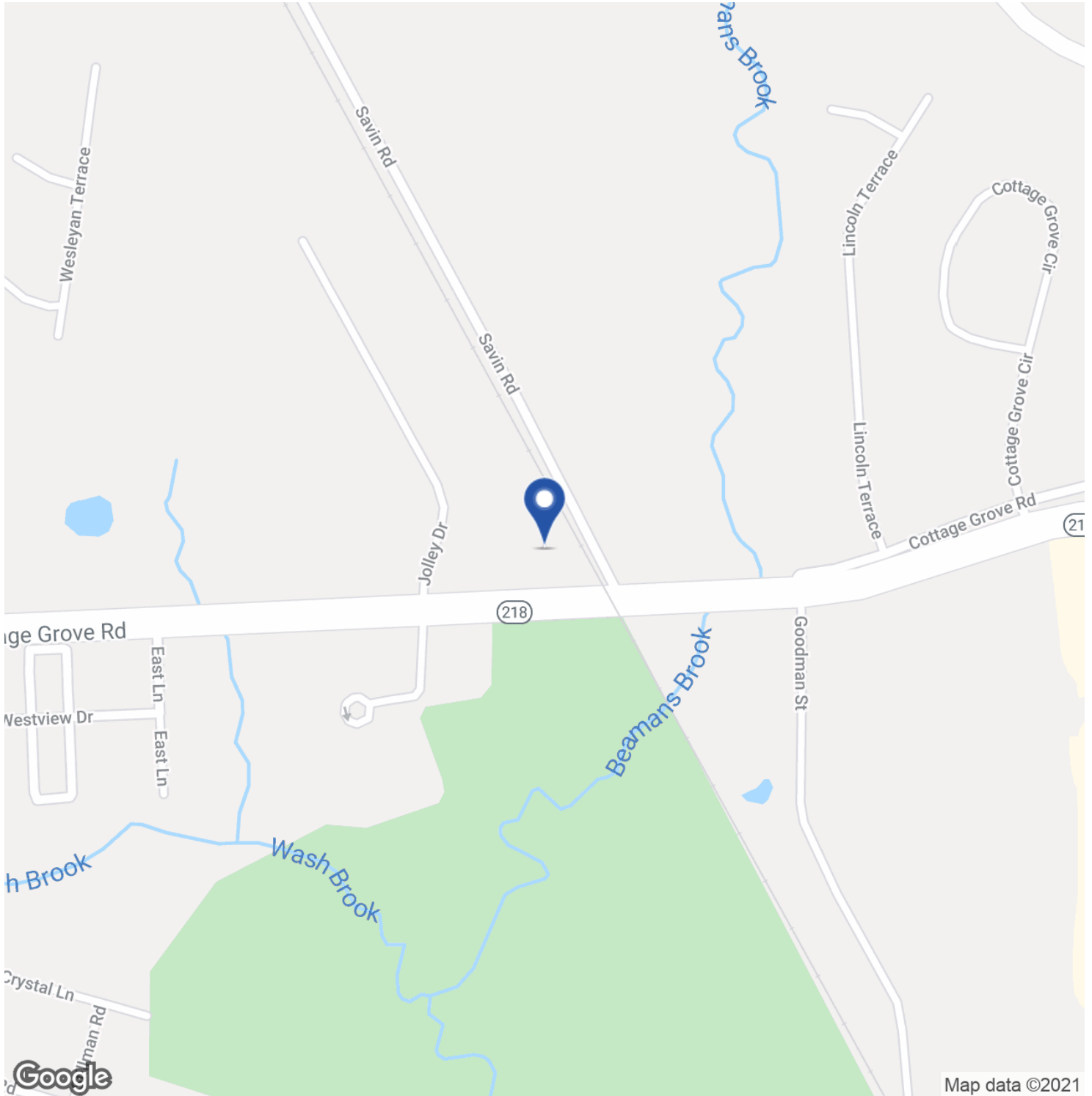
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Google

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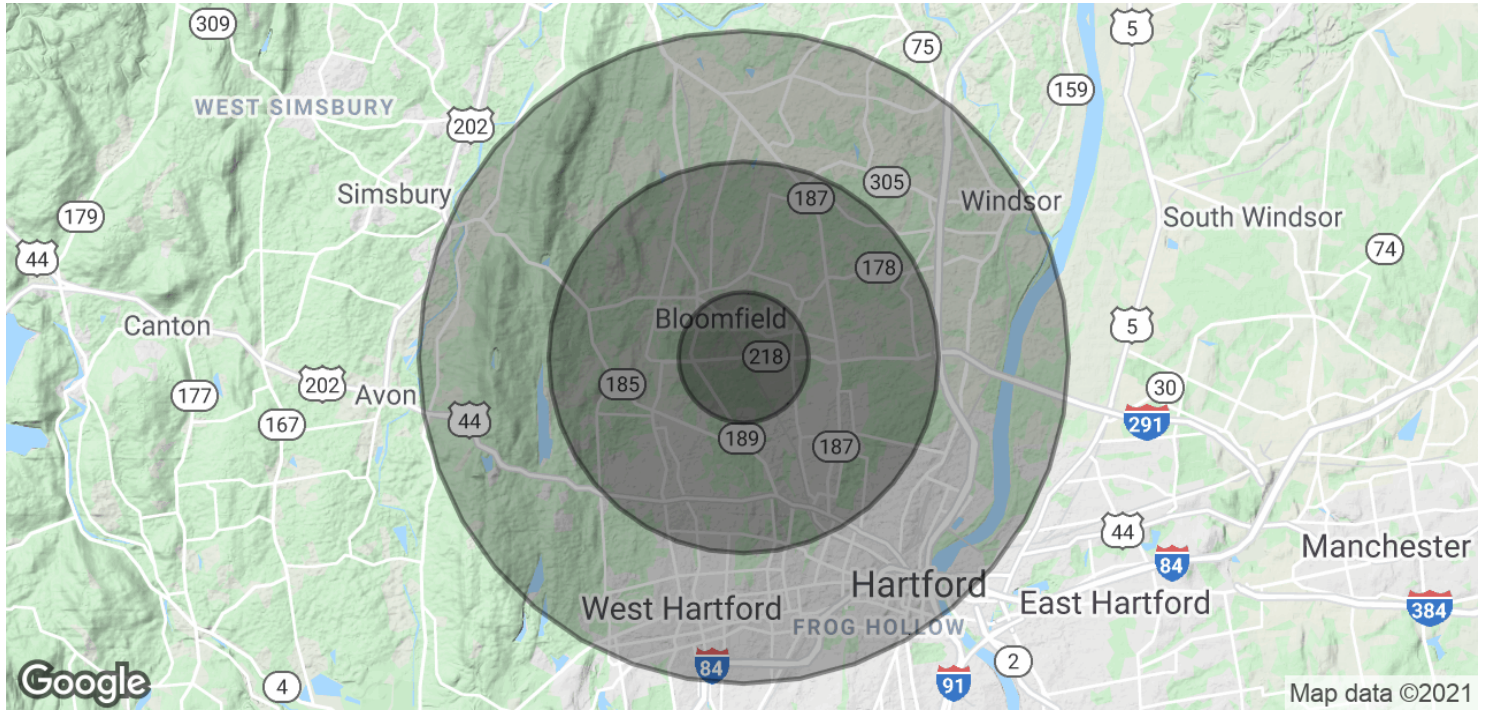
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,514	60,433	198,606
Average age	46.1	40.4	36.9
Average age (Male)	43.6	38.5	35.2
Average age (Female)	47.9	41.4	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,790	21,177	77,408
# of persons per HH	2.5	2.9	2.6
Average HH income	\$83,040	\$86,733	\$72,934
Average house value	\$393,131	\$296,551	\$325,932

\* Demographic data derived from 2010 US Census

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