



# INDUSTRIAL LOT INCLUDING HOUSE FOR SALE



6 Rachel Dr., Bozrah, CT

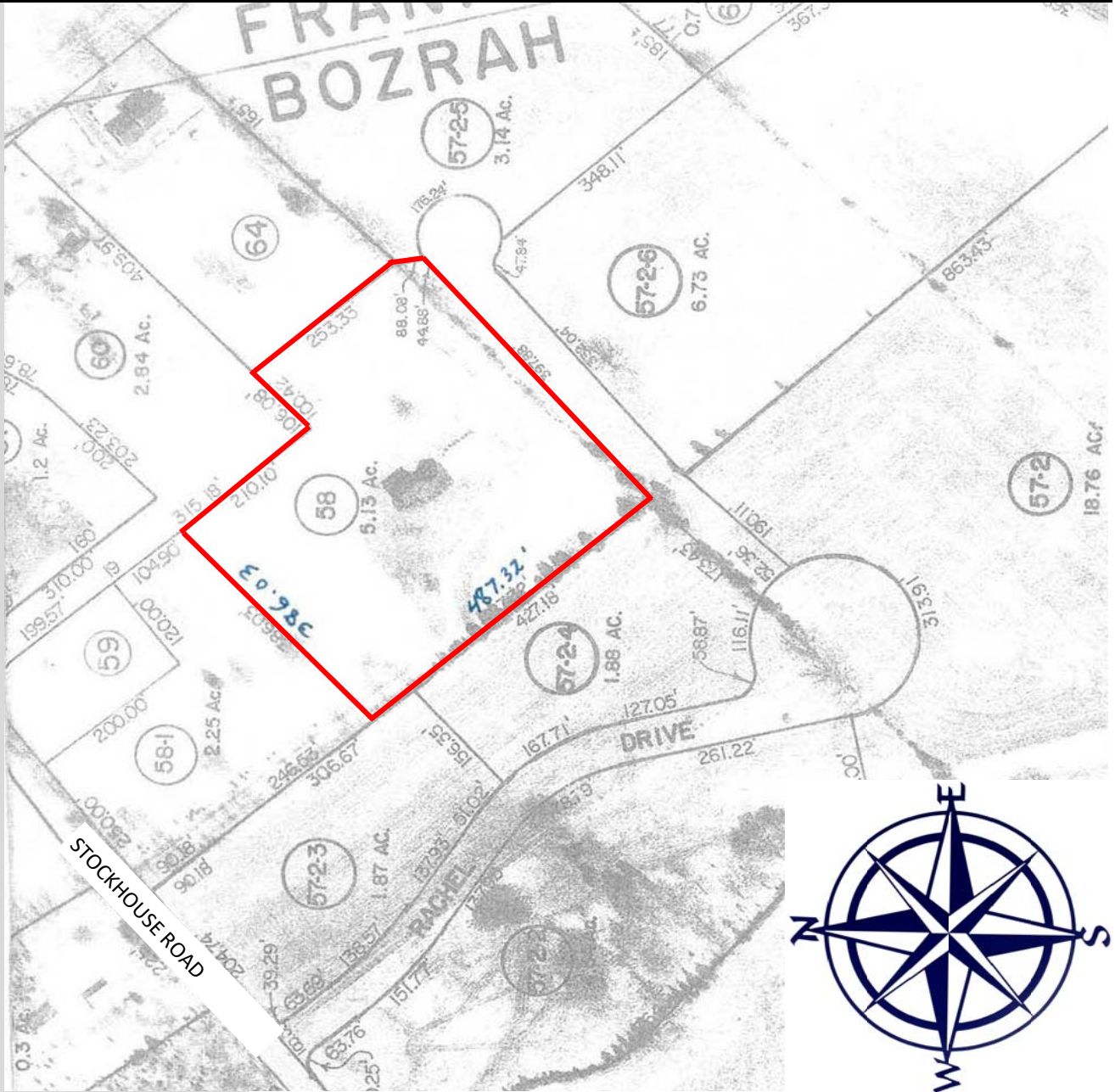
**FOR SALE**  
**\$350,000**

Norm Peck

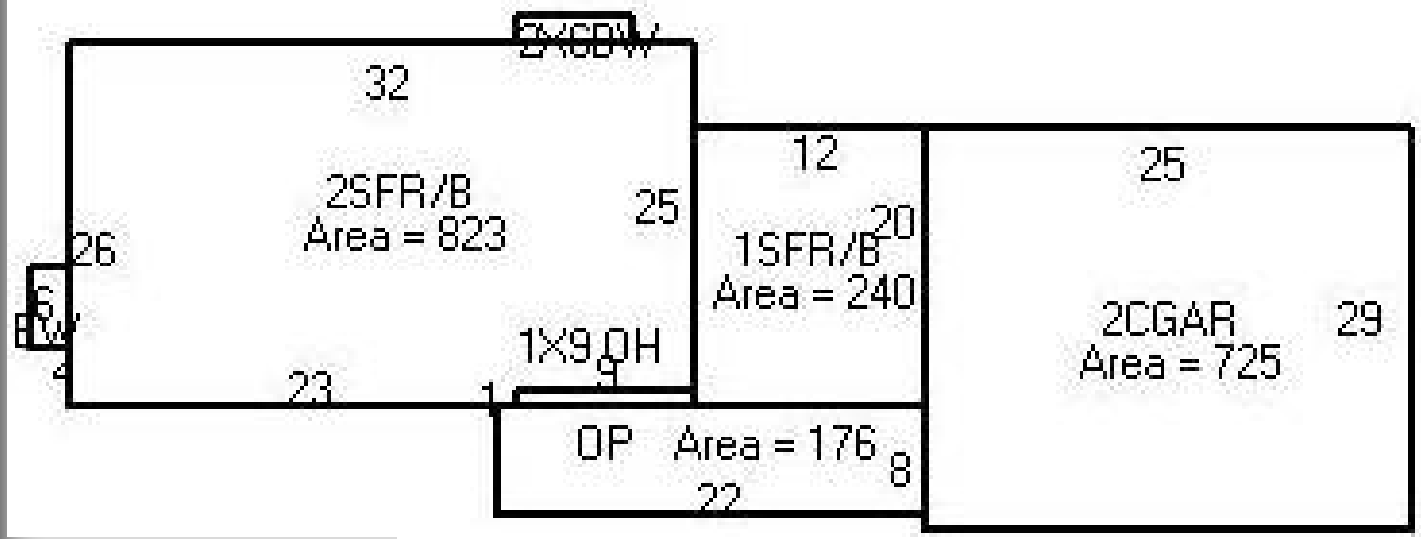
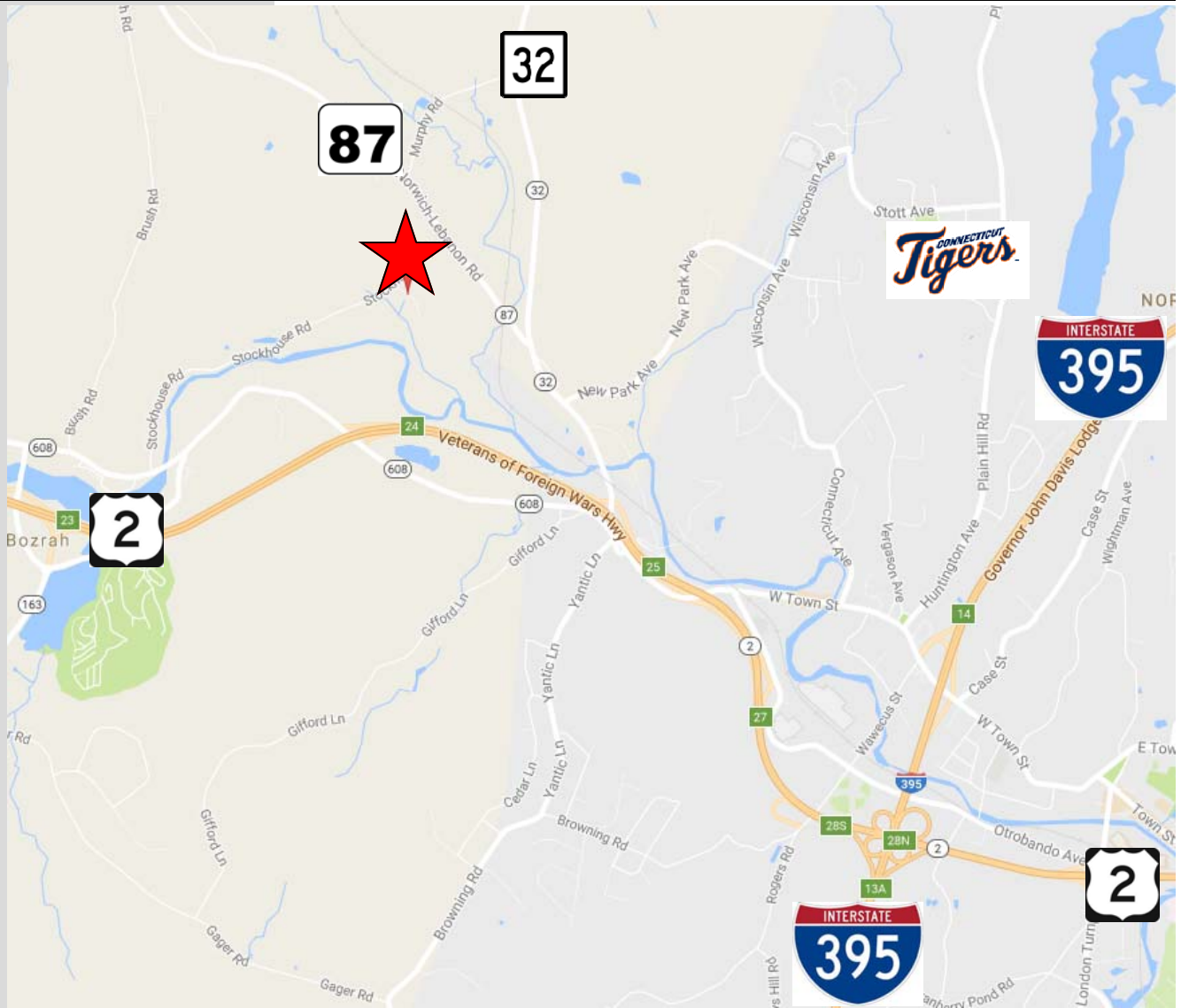
**Pequot Commercial**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333  
860-447-9570 x133  
860-444-6661 Fax  
npeck@pequotcommercial.com

- > 5+/- Good Acres in Industrial Park includes a 2,600sf  
1 family house 3BR, 4BA, 2 Bay Garage
- > Zone I-30; Very Broad Range of Permitted Uses
- > 5 Minutes to I-395
- > Live on Site, add Commercial Building...
- > 398' Road Frontage      < Public Water; Septic; Oil Heat



| DEMOGRAPHICS                         | 3 MILE | 5 MILE  | 10 MILE |
|--------------------------------------|--------|---------|---------|
| <b>Total Population</b>              | 7,092  | 41,0358 | 110,575 |
| <b>Total Households</b>              | 2,912  | 17,032  | 44,515  |
| <b>Household Income \$0—\$30,000</b> | 14.64% | 25.78%  | 20.38%  |
| <b>\$30,001-\$60,000</b>             | 23.46% | 27.53%  | 24.87%  |
| <b>\$60,001-\$100,000</b>            | 24.86% | 22.20%  | 24.63%  |
| <b>\$100,001+</b>                    | 37.05% | 24.49%  | 30.12%  |





Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.