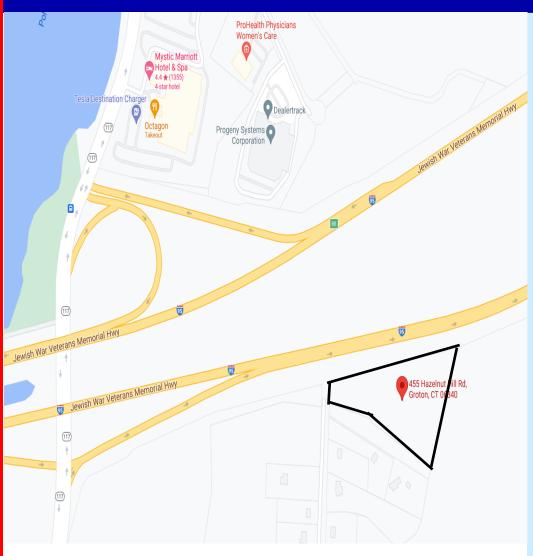
455 HAZELNUT HILL ROAD, GROTON Industrial, Mixed-Use Land Abutting I-95



Demographics	1 MILE	3 MILES	5 MILES
Total Population	1,348	26,525	68,610
Total Households	533	11,425	27,345
Average Household Income	\$94,718	\$94,030	\$88,167

FOR SALE \$325,000

⇒ Acres: 5.33

⇒ Well & Septic Required

⇒ Zone: IM

⇒ Taxes: \$3,054.51

⇒ 3 minutes off I-95

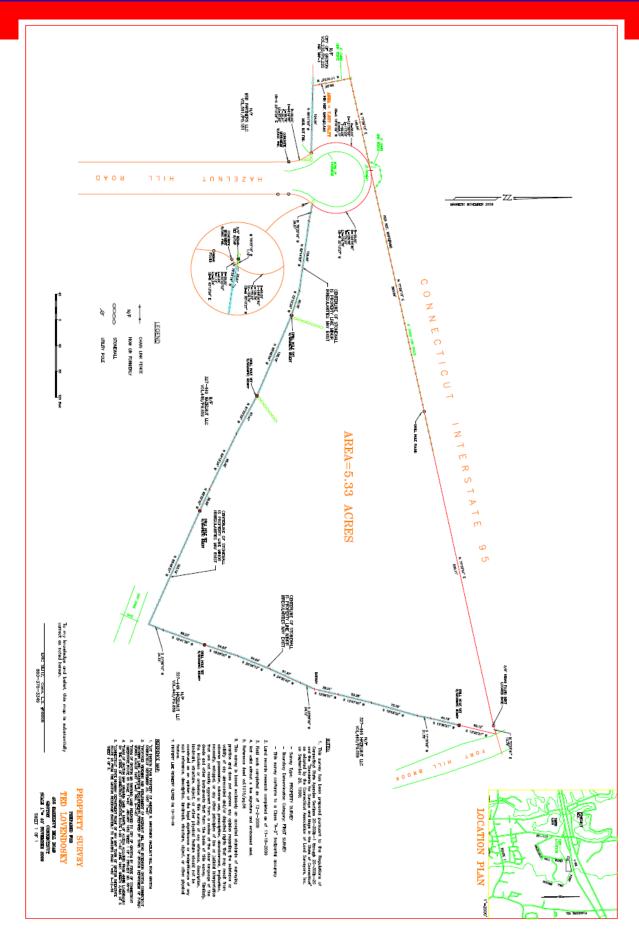
- ⇒ Permitted Zoning Uses: Warehouse/ Distribution, Light Industrial, Club/Lodge, Medical Clinic/Office, Alcoholic Beverage Production, Food Production, Hotel/Motel, Restaurant/Retail, Equipment Rental/Sales, Dealership, Auto Work
- ⇒ Permitted with Conditions: Flex Space, Adult/Child Care Center, Daycare, Hospital, Self Storage, Telecom Tower
- ⇒ Permitted as an Accessory: Apartment Unit with Business, Caretaker Dwelling

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All information stated is from sources deemed reliable and is submitted subject to errors, omissions, 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.