

455 HAZELNUT HILL ROAD, GROTON

Industrial, Mixed-Use Land Abutting I-95



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

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

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