

# DEVELOPMENT OPPORTUNITY | 3.38± ACRE FOR SALE

## INDUSTRIAL LAND AVAILABLE

313 Spring Street, Southington, CT 06489

REDUCED PRICE: \$314,900



Ranked in Top 50  
Commercial Firms in U.S.

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313 Spring Street  
3.38 acres

- ### Property Highlights
- 3.38 acre
  - Zoning: I-1
  - ±385' frontage on Spring St
  - 0.7 mile from Exit 32 I-84

For more information contact:

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SITE INFORMATION	SITE AREA	ASSESSMENT	MILL RATE	TAXES	ZONING
313 Spring Street	3.38± acres	\$75,700	30.64	\$2,319.45	I-1
<b>MIN. ACRES FOR SALE:</b> 3.38± acre					
<b>TOPOGRAPHY:</b> TBD					
<b>FRONTAGE:</b> 385± feet on Spring Street					
<b>SITE IMPROVEMENTS:</b> None					
<b>POTENTIAL USES:</b> Industrial development					
<b>UTILITIES:</b> SEWER: TBD WATER: TBD					
<b>HIGHWAY ACCESS:</b> 0.7 miles from I-84 Exit 32					
<b>COMMENTS:</b> Development Opportunity consisting of 3.14± acre					
<b>DIRECTIONS:</b> I-84 to Exit 32, head north on Rt. 10, Use left to lanes to turn left on Spring St. Property will be on your right.					

### Property Highlights

- 3.38 acre
- Zoning: I-1
- ±385' frontage on Spring St
- 0.7 mile from Exit 32 I-84
- Permitted Uses
  - Manufacturing, processing or assembly of goods
  - Farm or construction equipment sales and services
  - Greenhouses and nurseries
  - Research Laboratories
  - Warehouses for finished goods
  - Health clubs and gyms
  - Scientific research, manufacture of bio-medical products
  - Communication
  - Manufacturing or assembly of electronic, computer or robotics
  - Business and professional offices
  - Hotels which may include a restaurant
- Special Permit Uses
  - Conference Center
  - Executive Park
  - Dinner Theater and Movie Houses
  - Outdoor Storage
  - Veterinary/Animal Hospital/Kennel
  - Medical Marihuana production
  - Public Garage

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	3,738	40,932	137,995
2024 Population:	3,725	41,076	138,032
Pop Growth 2019-2024:	(0.35%)	0.35%	0.03%
Average Age:	46.60	41.40	40.60
Households			
2019 Total Households:	1,644	17,268	56,517
HH Growth 2019-2024:	(0.43%)	0.30%	(0.02%)
Median Household Inc:	\$66,403	\$71,233	\$67,253
Avg Household Size:	2.20	2.30	2.40
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$208,490	\$228,809	\$225,197
Median Year Built:	1969	1970	1963

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