

Cromwell, CT

5-ACRE PARCEL FOR SALE

5 Berlin Road

DEVELOPMENT OPPORTUNITY

APPROVED SPECIAL PERMIT FOR CANNABIS RETAIL SALES



AVAILABLE FOR SALE:

Up to 3,300 SF Pad with Drive-Thru or Up to 5,000 SF Pad Buildable on 5 Acre Parcel

NEIGHBORING RETAILERS:

Stop & Shop, ShopRite, Walgreens, Dunkin', CVS, Dollar Tree, Taco Bell, Five Below, McDonald's, Citizen's Bank, Ruby Tuesday, Dairy Queen, Massage Envy, Chicago Sam's, Lowe's, Mattress Firm, KFC, The UPS Store, Wendy's and many more

ADDITIONAL INFORMATION:

- Development Opportunity in Cromwell, the "Crossroads of Connecticut"
- Ideal for Retail, Medical, Restaurant, Bank, and Cannabis Retail Sales
- Purchase Includes Both the Property and the Approved Special Permit for the Operation of Cannabis Retail Sales
- Quick First-to-Market Opportunity for Licensed Cannabis Operators in CT as Special Permits are Typically the Biggest Challenge for Getting to Market
- Licensed Cannabis Operators Would Simply Obtain Construction Permits to Proceed with Construction and Open Thereafter
- Ease of Access to Route 9 & Major Highways I-91, I-95 and I-84
- Parcel ID: 00095900
- Zoning: HB (Highway Business)

TRAFFIC COUNTS:

30,561 Cars Per Day Along Berlin Road (NY-372)
12,796 Cars Per Day Along E. Cedar Street
4,660 Cars Per Day Along Berlin Road (NY-524)

ASKING PRICE:

Call For Details

TAXES:

\$2,800/Annually

AREA DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Population	6,809	95,110	416,315
Avg. HH Income	\$100,772	\$108,213	\$98,451

For More Information,
Please Contact:

914-237-3400

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ROYAL PROPERTIES

www.RoyalPropertiesInc.com

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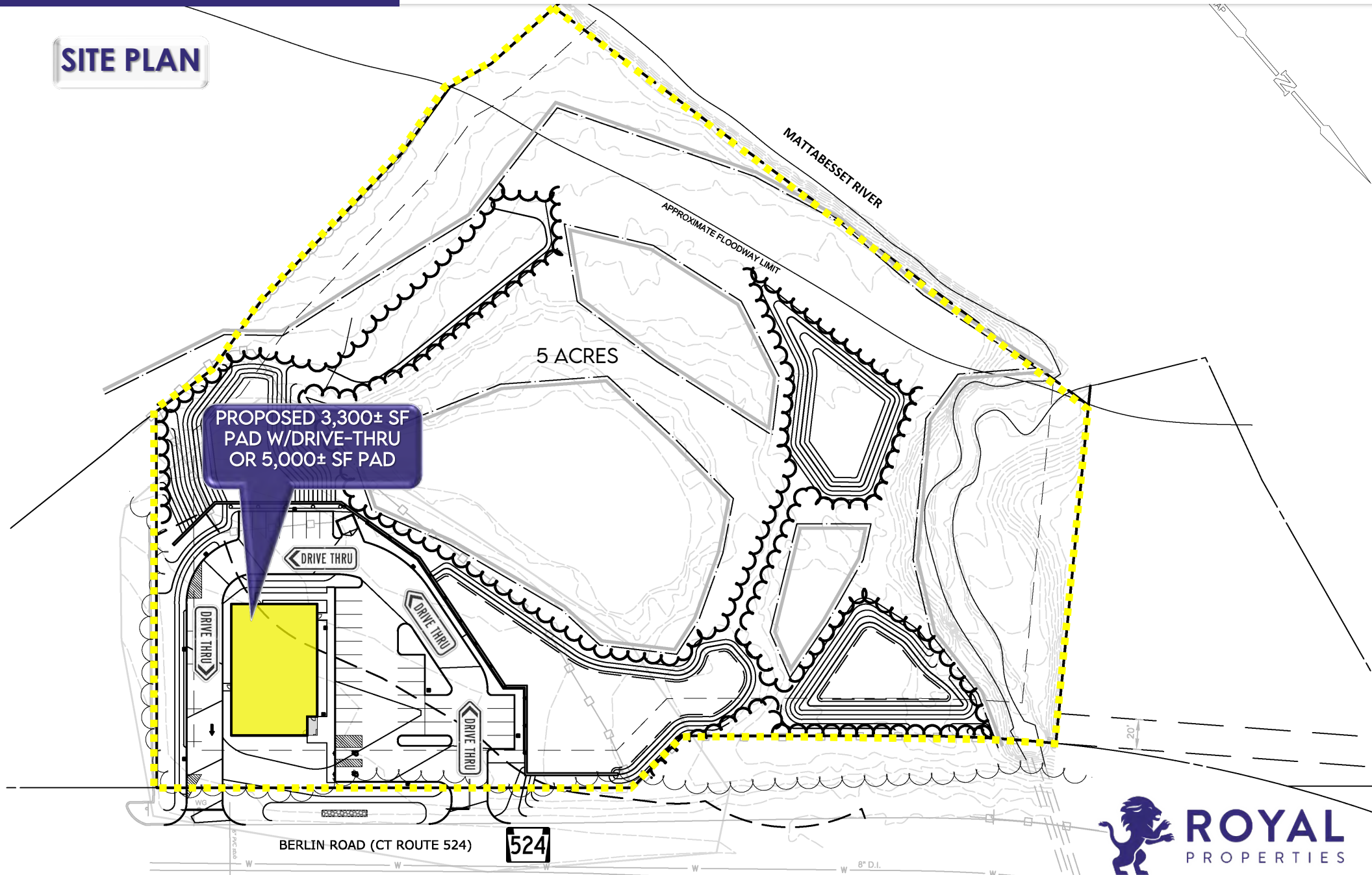
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SITE PLAN



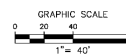
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[PennsylvaniaPropertiesInc.com](http://www.PennsylvaniaPropertiesInc.com)

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