

Commercial Land - Griswold, CT



115 Pachaug River Drive, Griswold, CT, 06351

Offered at \$1,500,000

THIS APPROXIMATELY 20.5 ACRE INTERIOR

Amazon has arrived so catch the wave! Seller financing at competitive rate. Here is an extraordinary commercial opportunity to acquire 20+ Acres with instant access to Interstate 395 at Exit 24 in Griswold centrally located midway between New York & Boston and just minutes to the Rhode Island border. The property is less than 5 Miles to the now under construction Amazon Distribution Center, as well as other already operating Major Distribution facilities such as Staples & Lowes. The remarkable town infrastructure project is a positive impact on the increasing property values and is certainly in a significantly developing area. This excellent site is Just 3.5 Miles to the already established Lisbon Landing Shopping Center with Major retailers such as Home Depot, Kohl's, Wal-Mart Supercenter, Michaels, Dick's Sporting Goods, accompanied by many other shops, restaurants & Cinema. From this location, much is happening, and more is about to happen along the CT I-395 corridor, in either direction, North & South. Additionally, it is in close proximity to the Railway, approximately 10 minutes to Casinos, Hospital, and the Rhode Island border. Its roughly 20 minutes to Mystic, Groton & New London. The site is also very near to many outdoor activities as well, including State Parks & Lakes. The Shoreline & Beaches are within 30 minutes. This property can only be accessed by purchasing 699 Hopeville Road listed separately as MLS 170351993 for \$1,000,000. The total for both is \$2,500,000

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
15.88 acre (lot size)
Built: Unknown year



THE 1.7 ACRE FRONT PROPERTY + THE APPROXIMATELY 20.5 ACRE INTERIOR PROPERTY COMBINED, EQUAL APPROXIMATELY 22.2 ACRES TO BE SOLD SEPARATELY TOTALING \$2,950,000

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