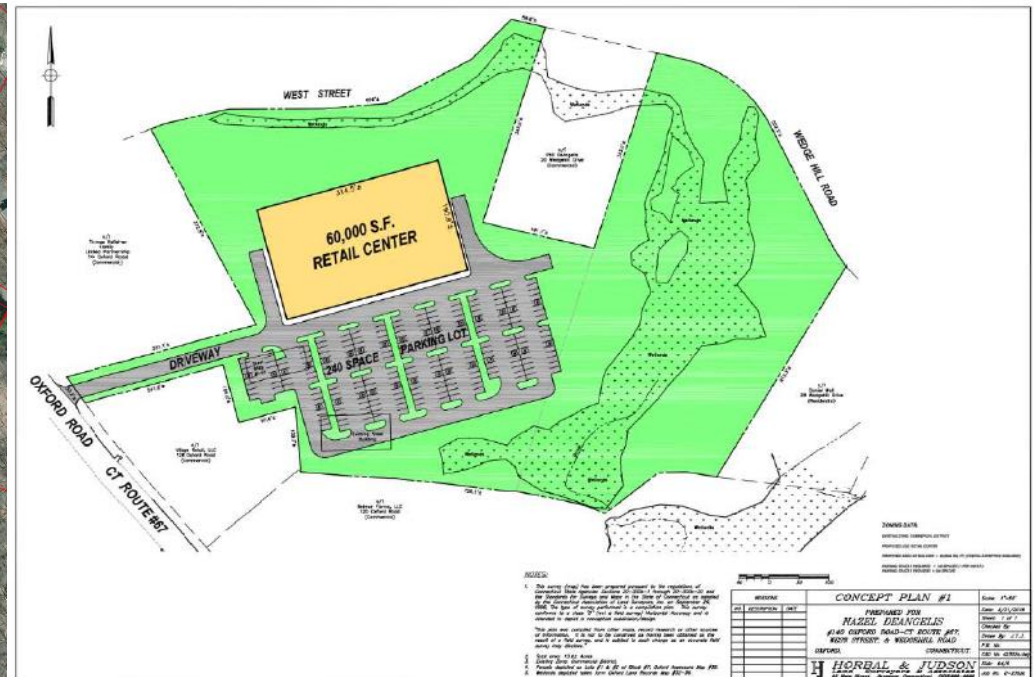


FOR SALE

140 Oxford Road

Oxford, Connecticut, 06478

Contact : John Famiglietti
 203-596-7777
 PO Box 830
 Middlebury CT 06762
www.commercial-re.com
john@commercial-re.com

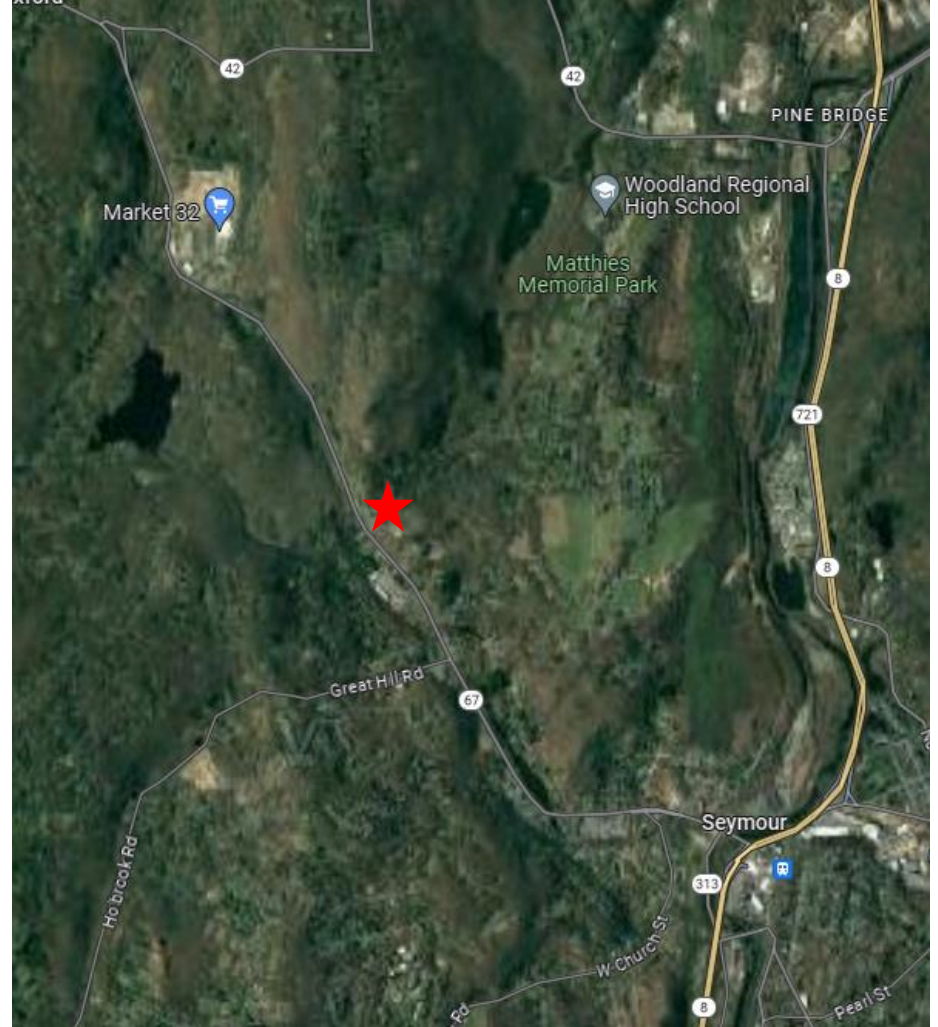
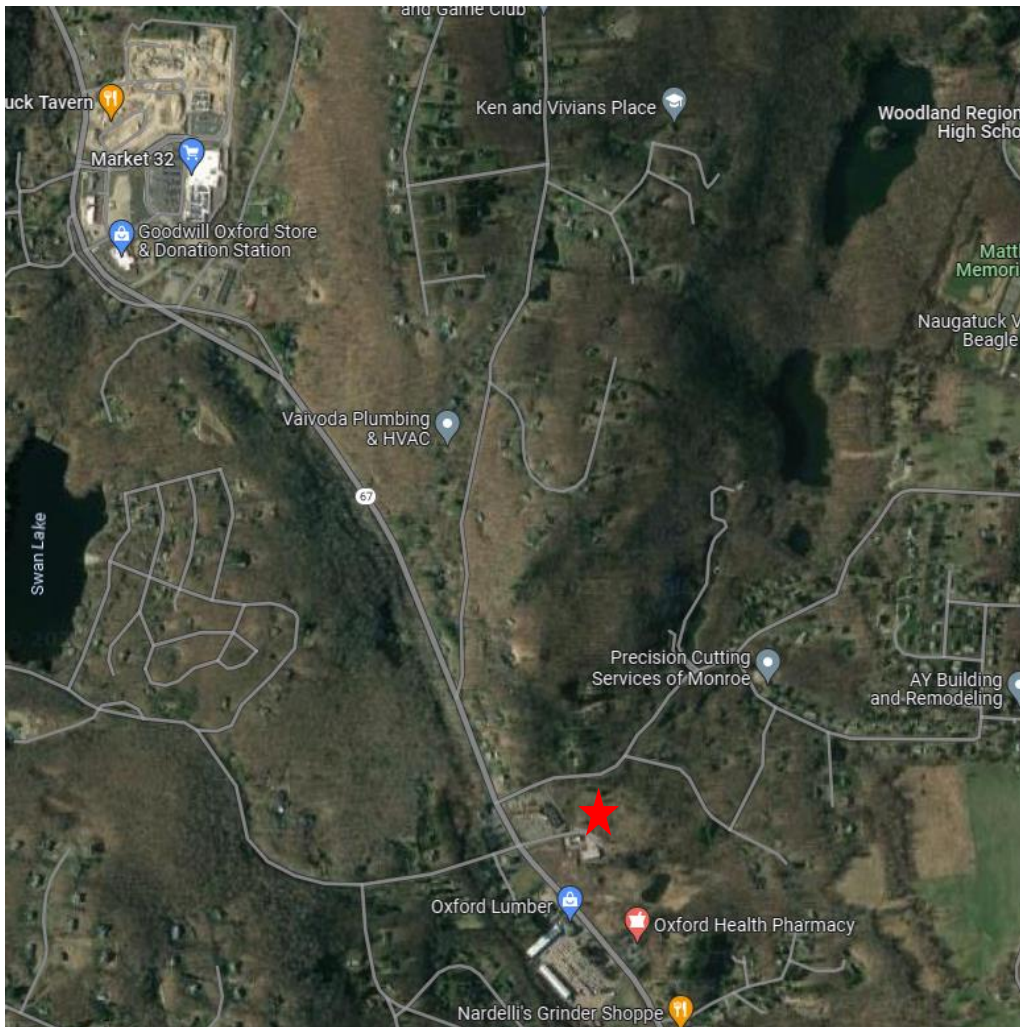


- **FOR SALE \$1,095,000.00**
- **Proposed 60,000 SF Retail Development**
- **2 Existing Commercial Building**
- **15.66 Acre General Commercial**
- **17,200 Vehicles per day**
- **Signaled driveway to RT 67**
- **Great Site for: Retail or Medical Development**

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	2,898	24,145	58,279
Total HH	1,147	9,505	22,197
Average Income	\$112,514	\$111,491	\$119,446

140 Oxford Road Oxford, Connecticut



**COMMERCIAL
CONNECTION**
Real Estate Services

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