



Former Restaurant Space

674 N Colony Road (Route 5)

Wallingford, Connecticut

Available: 2,591 SF

- **Former 2,591 SF quick service restaurant on 0.98 acres (Wendy's)**
- **14,700 CPD on Route 5**
- **150 feet frontage**
- **Ground lease for \$125,000 per year NNN**

DEMOGRAPHICS

| <u>Radius</u> | <u>Population</u> | <u>Avg. Household Income</u> | <u>Median Age</u> |
|---------------|-------------------|----------------------------------|-------------------|
| 1 mile | 5,388 | \$104,956 | 39.8 |
| 3 miles | 41,441 | \$116,691 | 44.5 |
| 5 miles | 103,388 | \$111,262 | 43.3 |



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The information contained in this listing has been assembled from various sources of varying degrees of reliability.
Any information that is critical to a buying or leasing decision should be independently verified.

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