



Colonel Ledyard School

120 West Street
Groton CT

8.32 acres

1 building

20,378 sq ft

Investment opportunity... Vacant school property ready for redevelopment. The southern third of this property is developed with a school building, parking, and play field. The northern two thirds is wooded and slopes down to Birch Plain Creek and associated wetlands. The close proximity to Interstate 95, Clarence B Sharp Highway, and Electric Boat makes this property desirable.

HIGHLY ACCESSIBLE

- 2 Minute drive to I-95
- 10 Minute drive to Amtrak
- Minutes to downtown
- 4 Minute drive to Electric Boat

REUSE POTENTIAL

- Residential
- Neighborhood compatible uses

RESOURCES

www.exploremoregroton.com

ZONED

R8

Paige Bronk

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