

FOR SALE // BLUE JAY ORCHARDS, BETHEL CT



PROPERTY DESCRIPTION

Experience the charm of Blue Jay Orchards where generations of family memories bloom amidst rolling apple orchards and a bustling farm market. Since 1934, this 124 acre orchard welcomes visitors to pick from 8,000 apple trees, shop at the farmers market and indulge in their legendary Cider donuts and freshly baked pies. Nestled in Fairfield County, this once in a lifetime opportunity offers a successful business with tons of room for expansion into other related areas such as ice cream, Christmas trees, food trucks, petting zoo and much more.

PROPERTY HIGHLIGHTS

- Pick your own Apple orchard/Country Store, Bethel CT.
- Location: Plumtrees Road, Bethel CT
- Price: \$3,800,000
- Utilities; Septic/well.
- Apple Trees: +/- 8,000
- Rental Income: +/- \$7,000/month rental income

OFFERING SUMMARY

Sale Price:	\$3,800,000
Lot Size	+/- 124 Acres
Retail Market	+/- 10,650 SF Retail Store
Rental Apartments	5 Rentals for Income/Employees

DEMOGRAPHICS	1 MILE	2.5 MILES	5 MILES
Total Households	958	8,408	39,410
Total Population	2,774	22,277	106,972
Average HH Income	\$177,916	\$158,095	\$131,091



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- Pick your own Apple orchard/Country Store, Bethel CT.
- Location: Plumtrees Road, Bethel CT
- Land: +/-124 Acres
- Retail Market: +/- 10,650 Retail Store
- Rental Apartments: 5 rentals for income/Employees
- Price: \$3,800,000
- Utilities; Septic/well.
- Apple Trees: +/- 8,000
- Expansion opportunities; Ice Cream Stand, Christmas trees, Petting zoo, expand hours to year round and many other possibilities.
- Rental Income: +/- \$7,000 per Month rental income with an additional single family house rented to staff at no charge.
- Out Buildings: Barns, Garages, Storage



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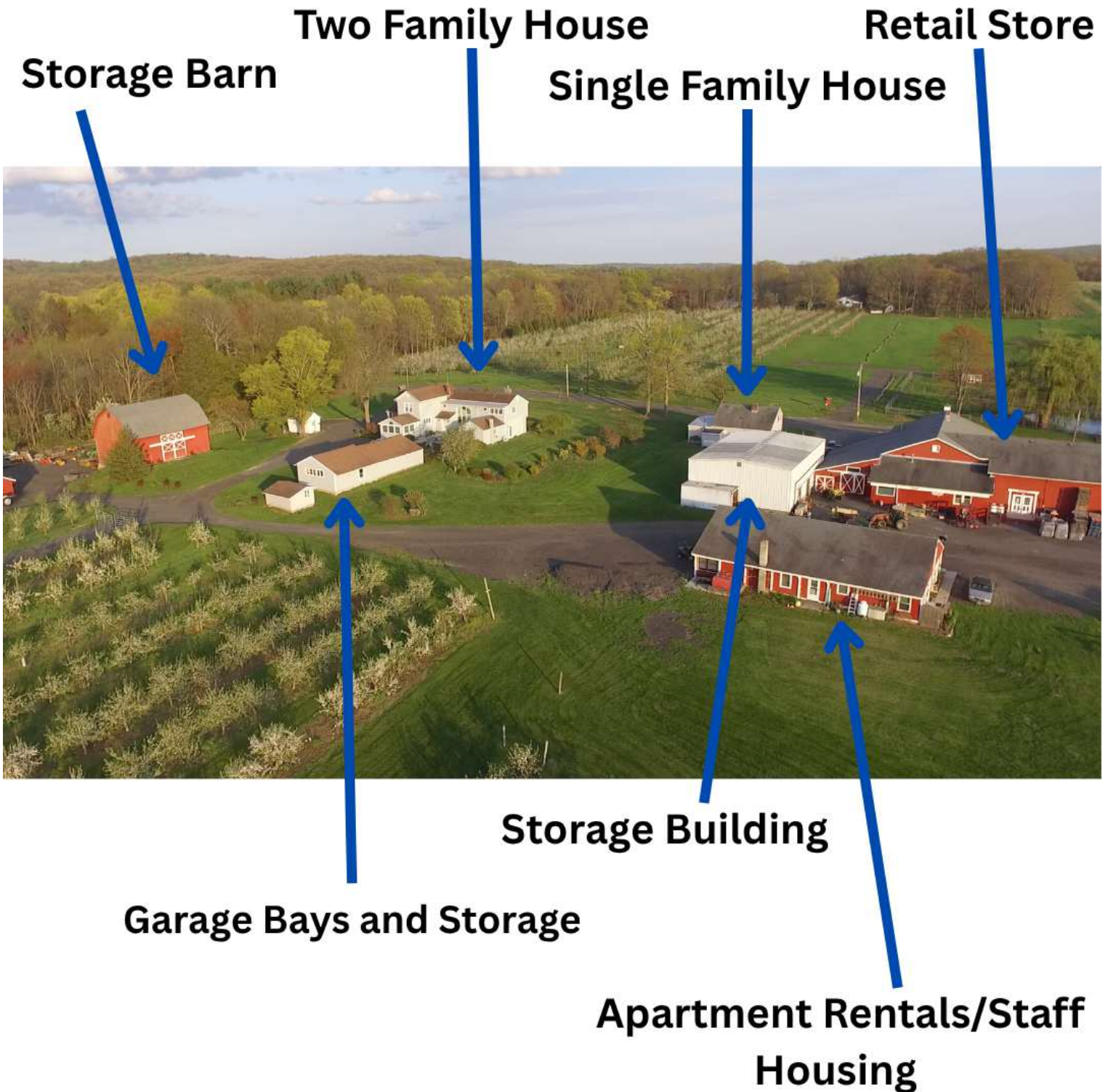


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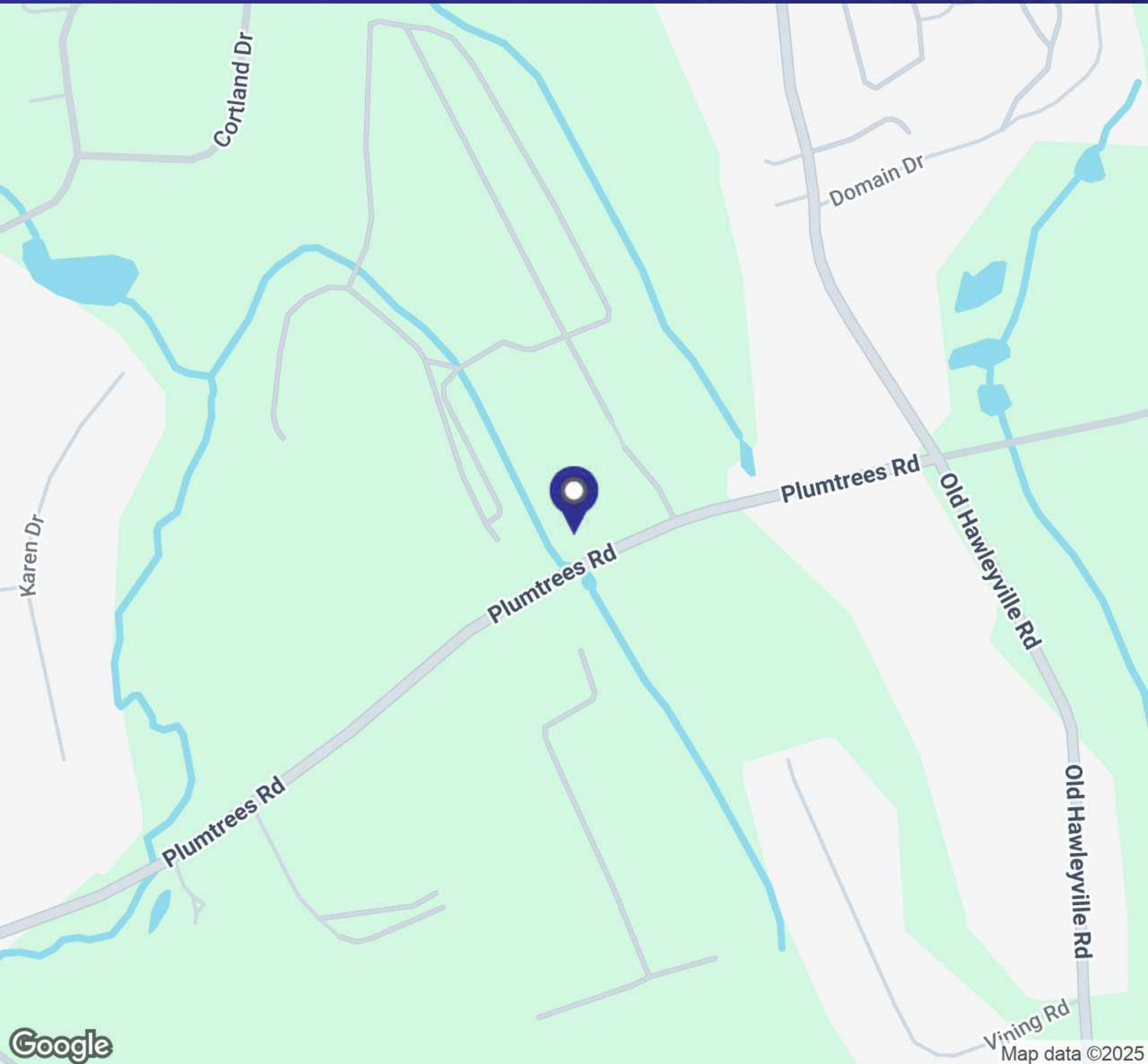
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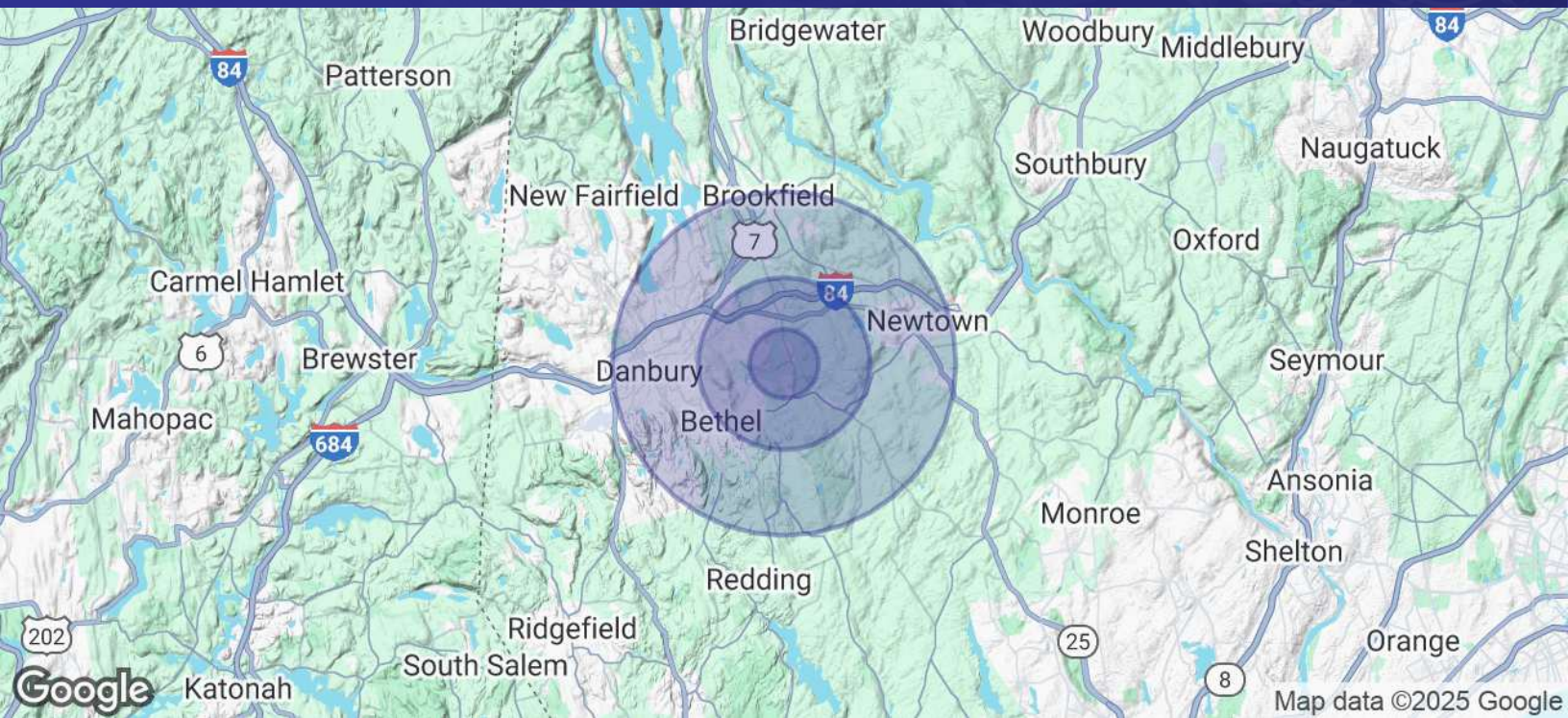
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POPULATION	1 MILE	2.5 MILES	5 MILES
Total Population	2,774	22,277	106,972
Average Age	43	43	41
Average Age (Male)	42	42	40
Average Age (Female)	44	44	42

HOUSEHOLDS & INCOME	1 MILE	2.5 MILES	5 MILES
Total Households	958	8,408	39,410
# of Persons per HH	2.9	2.6	2.7
Average HH Income	\$177,916	\$158,095	\$131,091
Average House Value	\$488,170	\$473,357	\$433,405

Demographics data derived from AlphaMap



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