

OFFICE SPACES FOR LEASE

FOR LEASE

Starts at
\$282/mo
(incl utilities)



495 Gold Star Hwy., Ste #212, Groton, CT 06340

- ◆ 169sf Flex office space in Professional Office Park
- ◆ Handicapped accessible
- ◆ Modern office space
- ◆ Air-Conditioned
- ◆ Shared facilities
- ◆ 12,200 Daily Average Traffic Count
- ◆ Less than 1 mile to I-95
- ◆ Zone CD-15
- ◆ Town Water/Sewer; Heat with Gas

Norm Peck

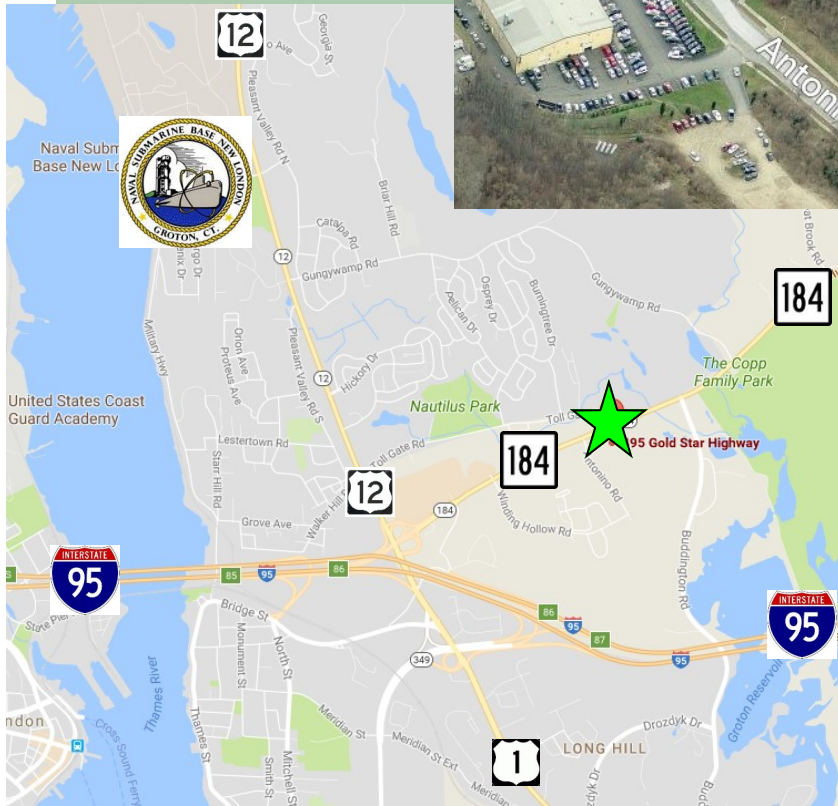
PEQUOT COMMERCIAL

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DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	37,867	83,271	151,864
Total Households	14,694	33,751	62,206
Household Income \$0—\$30,000	27.84%	24.84%	20.19%
\$30,001-\$60,000	23.67%	23.40%	22.63%
\$60,001-\$100,000	25.27%	22.86%	23.44%
\$100,001+	23.22%	28.90%	33.73%

Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.

(NOT TO SCALE)

495 Gold Star, Suite 212

