

INVESTMENT PROPERTY FOR SALE



756 Colonel Ledyard Hwy., Ledyard, CT 06339

FOR SALE

\$519,000

John Jensen, SIOR

**PEQUOT
COMMERCIAL**

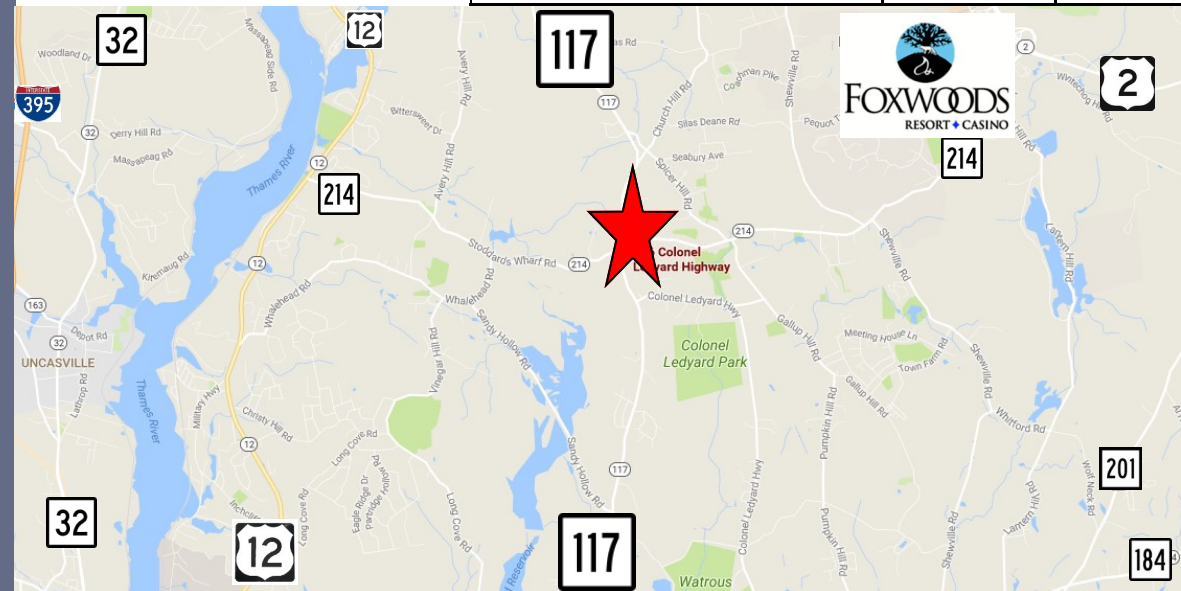
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East Lyme, CT 06333

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- ≈ Excellent Investment Opportunity with diverse Tenants in the heart of bustling Ledyard Center
- ≈ 5,200+/-sf two story Retail/Office bldg
- ≈ On 0.49 acres with 100' road frontage
- ≈ Zone LCV1- Ledyard Center Village
- ≈ Current Tenants: Liquor Store, Nail Salon, Chinese Restaurant, and 2nd floor Offices
- ≈ Public Water; Septic
- ≈ Taxes \$9,307



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	13,851	31,040	175,750
Total Households	5,351	11,125	71,684
Household Income: \$0—\$30,000	7.46%	10.92%	22.30%
\$30,001-\$60,000	19.99%	23.45%	24.84%
\$60,001-\$100,000	25.63%	25.00%	23.11%
\$100,001+	39.94%	40.63%	29.74%



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