

FOR SALE OFFICE BUILDING



317 Long Hill Rd., Groton, CT 06340

**FOR
SALE**

\$369,900

John Jensen, SIOR

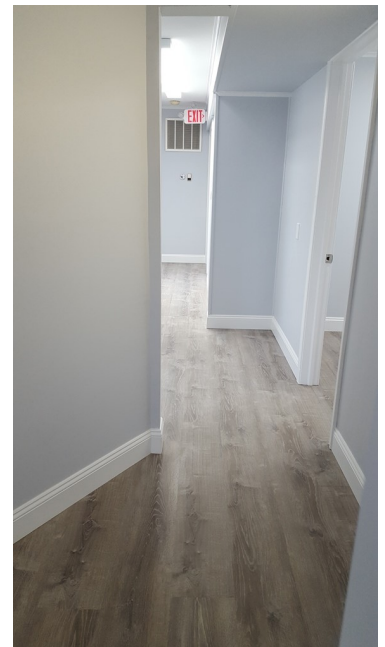
PEQUOT COMMERCIAL

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x131
860-444-6661 Fax

jjensen@pequotcommercial.com

- » 3,000+/-sf Office building with 2 levels
- » Central A/C
- » Ample parking
- » 100' Road frontage
- » Zone OMF—Office/Multi Family
- » On Route 1, very close to both I-95, Rte 184
- » 21,700 ADT counts
- » Taxes \$6,011
- » Fully occupied with short-term tenants





<u>DEMOGRAPHICS</u>	<u>3 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
Total Population	50,016	83,748	144,416
Total Households	19,464	34,500	60,031
Household Income: \$0—\$30,000	28.86%	24.17%	19.50%
\$30,001-\$60,000	25.81%	23.95%	23.30%
\$60,001-\$100,000	24.45%	22.75%	23.02%
\$100,001+	20.86%	29.13%	34.18%

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



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