

FOR LEASE



112 Fort Hill Rd.
Groton, CT 06340



FOR LEASE

\$650/mo + util.

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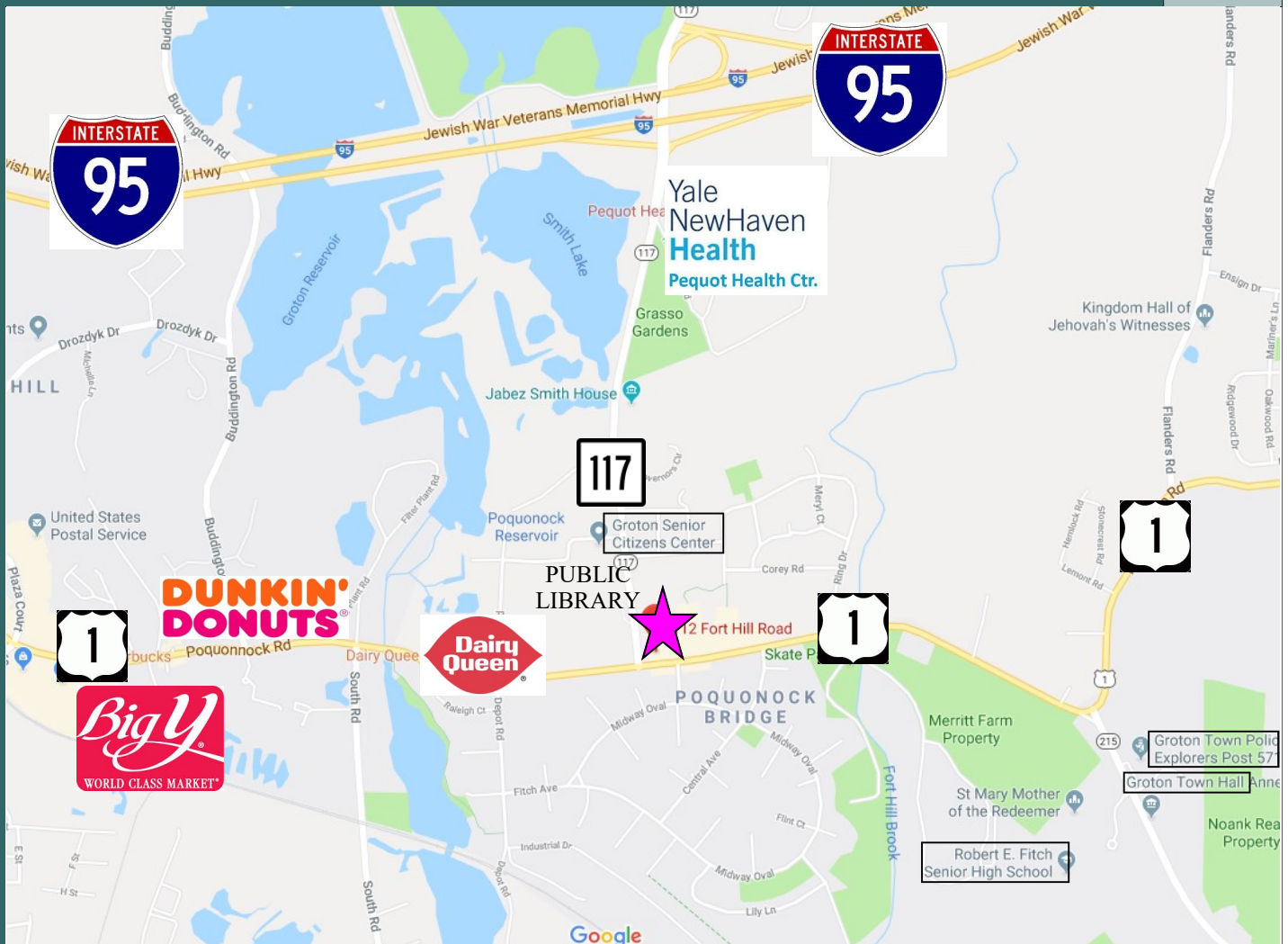
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**PEQUOT
COMMERCIAL**

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x153
Fax 860-444-6661

- ◇ 360sf former breakfast restaurant space
- ◇ Propane heat, Public Water/Sewer
- ◇ Ample parking 8+
- ◇ 15,300 Daily Average Traffic
- ◇ Permitted uses:
 - Retail
 - Restaurant
 - Office



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	28,700	72,043	133,965
Total Households	13,018	30,178	56,745
Household Income \$0—\$30,000	19.66%	22.52%	18.34%
\$30,001-\$60,000	24.24%	23.86%	22.99%
\$60,001-\$100,000	28.23%	25.65%	26.44%
\$100,001+	27.87%	27.68%	32.23%

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

