

FOR SALE

OFFICE / RETAIL BUILDING



931 Bank St., New London

11,350 SF BUILDING
\$775,000

Current Tenants include:
Domino's Pizza (1,764 SF)
China Express (1,430 SF)

- ◆ **High Visibility on Route 1**
- ◆ **Traffic Count: 13,000**
- ◆ **Ample Parking**
- ◆ **1 Mile From L&M Hospital**
- ◆ **Perfect for Medical Offices**
- ◆ **Perfect for Retail**
- ◆ **Zone: C-1 Commercial**



PEQUOT COMMERCIAL

Eastern Connecticut and Western Rhode Island's Preferred REALTORS

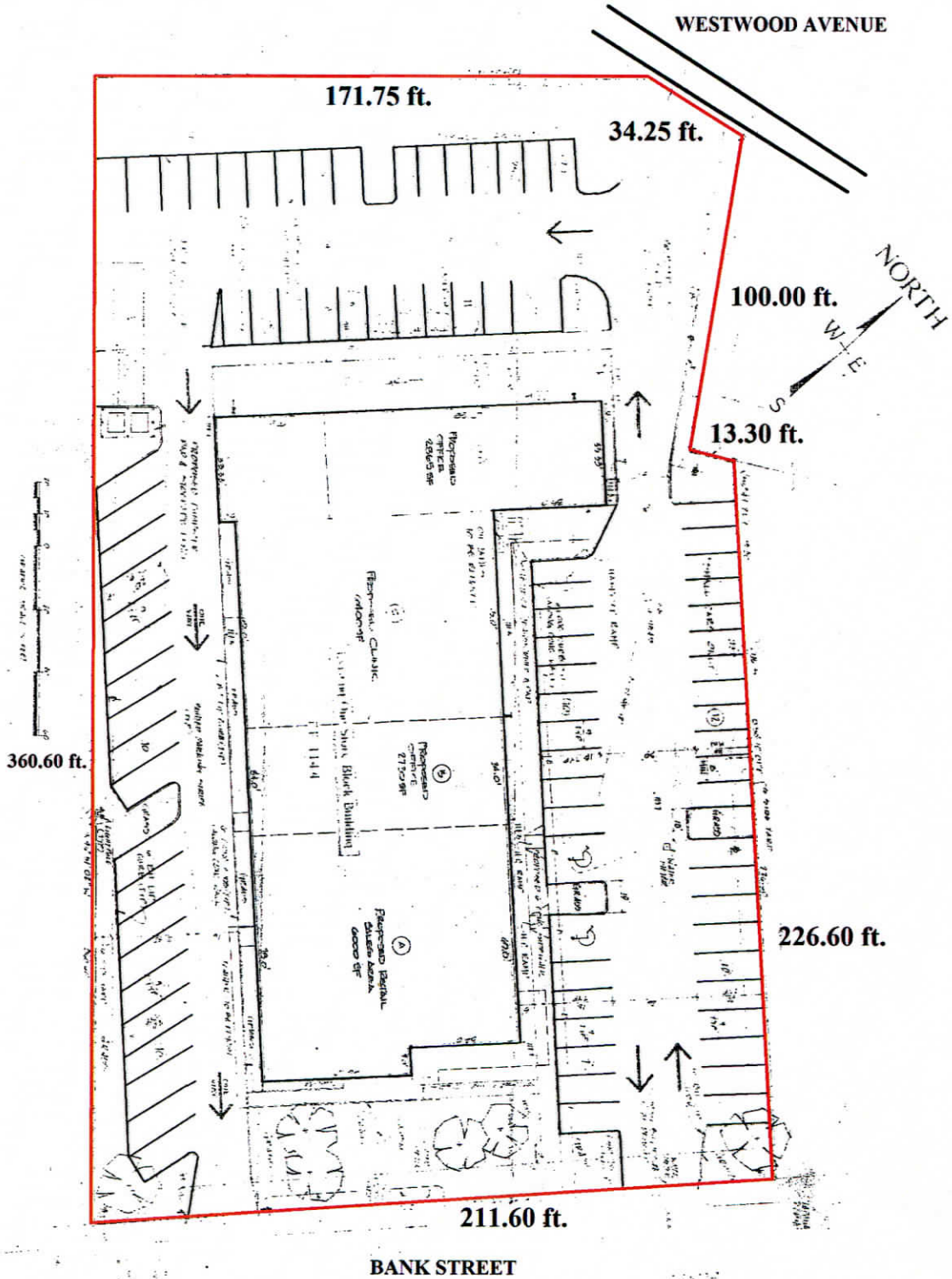
Norm Peck
860-447-9570 x133 • npeck@pequotcommercial.com

931 Bank Street, New London



<u>DEMOGRAPHICS</u>	<u>3 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
Total Population	55,409	78,768	146,467
Total Households	22,563	31,353	57,828
Household Income: \$0—\$30,000	30.75%	27.66%	20.46%
\$30,001-\$60,000	24.23%	24.59%	22.52%
\$60,001-\$100,000	23.58%	23.87%	24.98%
\$100,001+	21.43%	23.90%	32.05%

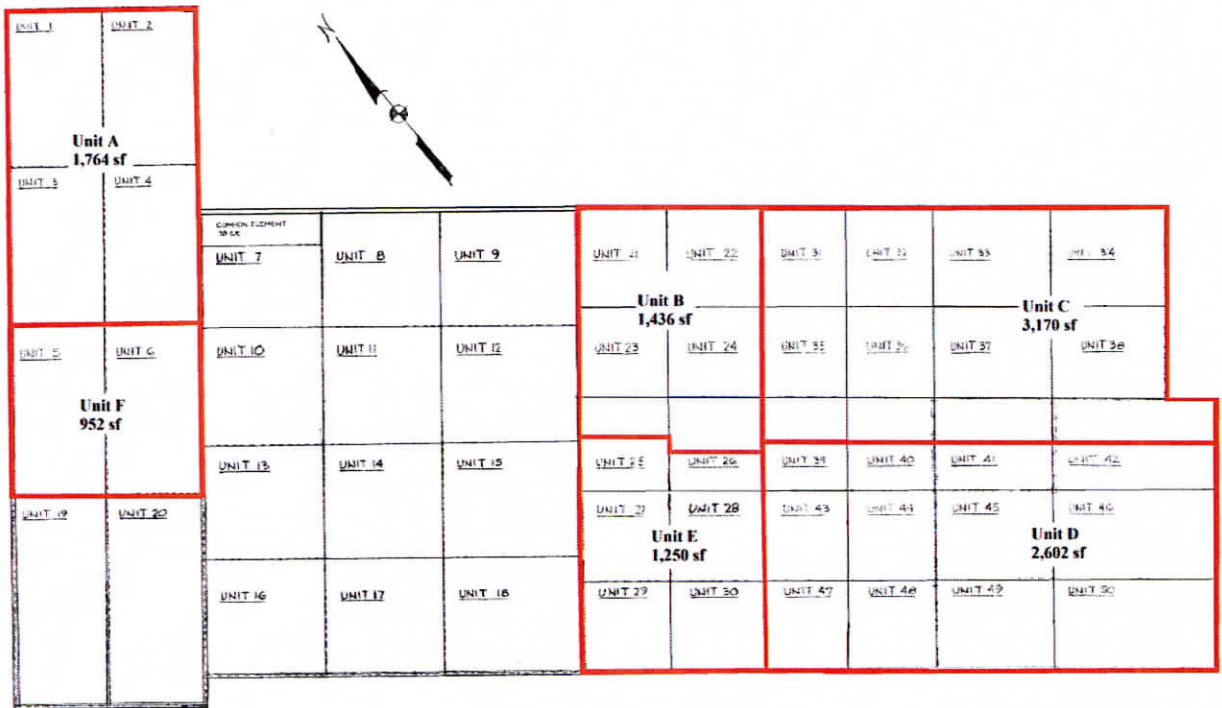
SITE PLAN



INCOME CAPITALIZATION APPROACH

Unit Size and Layout for Market Rent

The subject has 11,174 sq. ft. of rentable space of which 3,200 sq. ft. is leased to 2 tenants and 7,974 sq. ft. remains rentable. A building plan showing the two leased areas and the remaining leasable areas is shown below.



Note: The areas outlined in red are the appraised property.

Unit A is leased to Domino's Pizza

Unit B is leased to China Express

CONDOMINIUM UNIT PLAN



Note: Units 1-6 and 21-50 are owned by VAM Realty LLC;
 Units 7-20 are owned by Hartford Dispensary.