

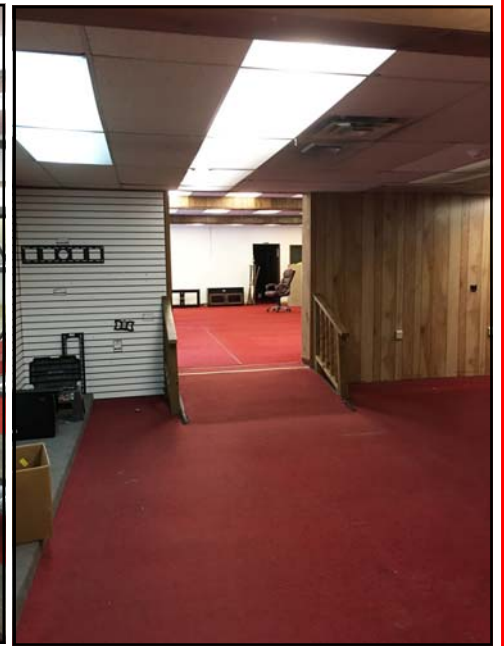
# 156-158 BRIDGE ST., GROTON, CT

## Retail and Warehouse Buildings



**FOR SALE: \$579,000**  
**FOR LEASE \$5,000/**  
**Month NNN**

- ⇒ 14,268 SF Total
- ⇒ 6,154 SF Retail
- ⇒ 8,114 SF Warehouse
- 3 Stories
- ⇒ Acres: 0.72
- ⇒ Fire sprinklers in warehouse
- ⇒ Public Water & Sewer
- ⇒ Frontage: 125 Ft.
- ⇒ Zone: GC -  
General Commercial
- ⇒ Taxes: \$11,998
- ⇒ Next to I-95
- ⇒ Near General Dynamics, EB
- ⇒ 4 overhead doors
- ⇒ 4' x 10' Rooftop Sign visible  
from I-95



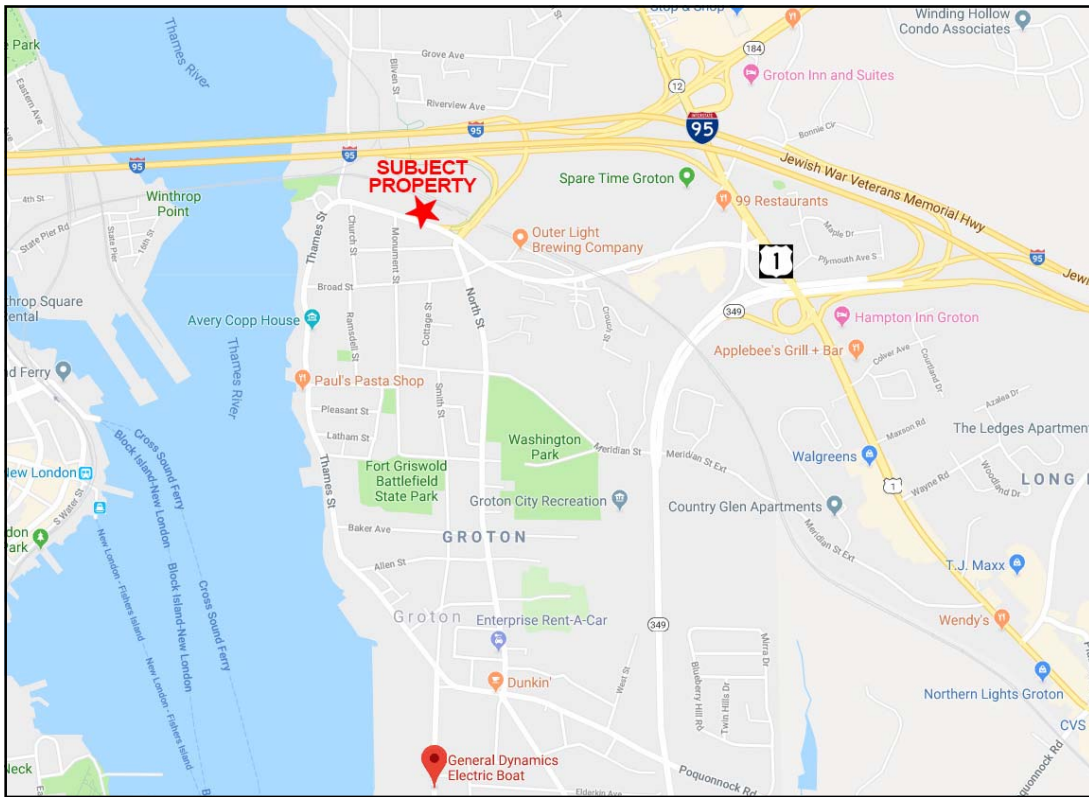
# LYMAN

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| Demographics             | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------------|----------|----------|----------|
| Total Population         | 5,575    | 56,926   | 82,423   |
| Total Households         | 2,443    | 21,728   | 32,081   |
| Average Household Income | \$76,582 | \$69,465 | \$82,395 |

All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.

