

Two Industrial/Office LOTS FOR SALE



Rocky Neck Business Park **18 & 20 Liberty Way, Niantic CT 06357**

Lot #18:
.93 Acres

Lot #20:
1.05 Acres

FOR SALE
\$160,000
1.98 Acres total



PEQUOT COMMERCIAL

Eastern Connecticut and Western Rhode Island's Preferred REALTORS

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

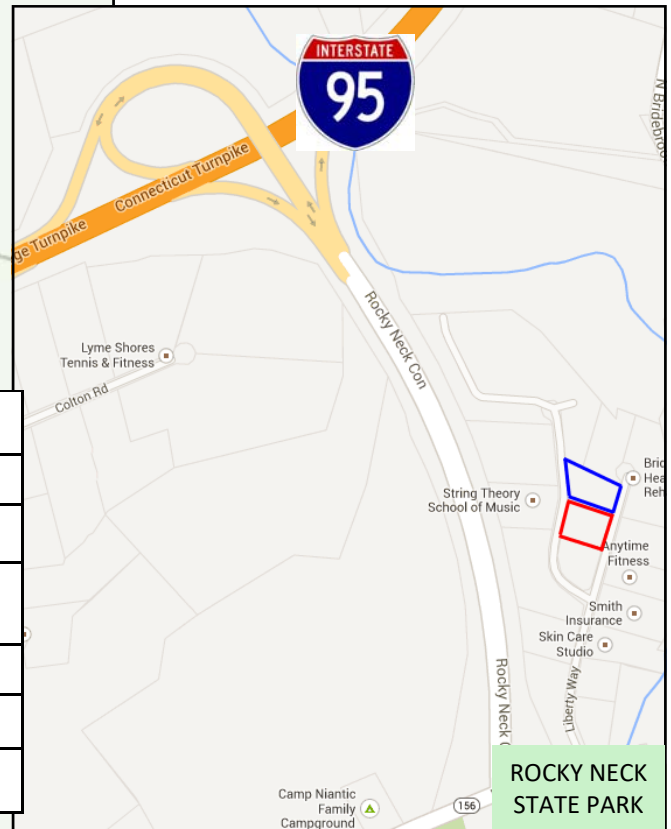
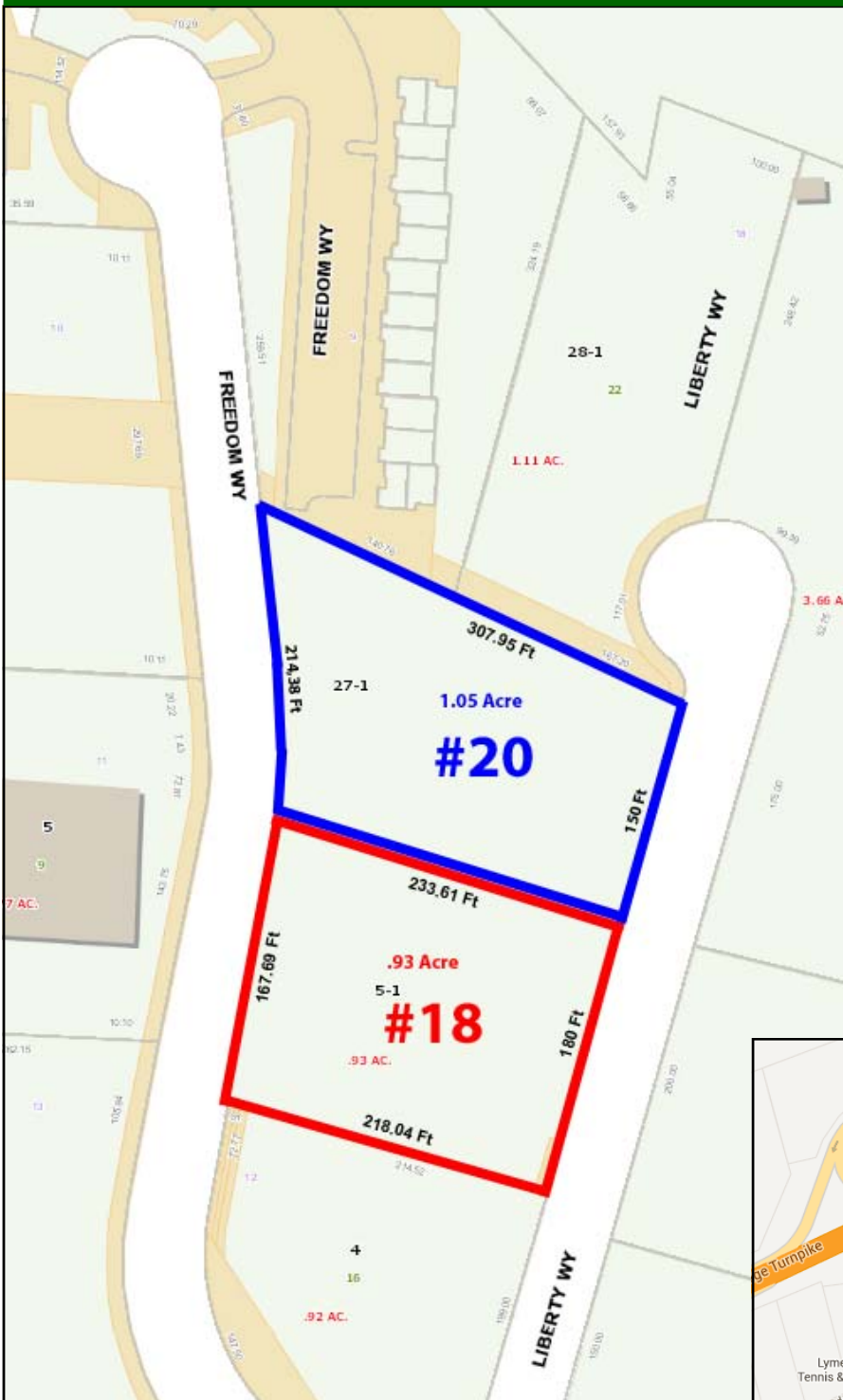
**Rocky Neck
Business Park
18 & 20 Liberty Way
East Lyme, CT**

**Location:
I-95 Exit 72 Connector
& West Main St. (Route
156)**

**Permits:
9,600 SF Building
Formerly approved**

**Zone:
LI - Light Industrial**

**Utilities:
Public Water & Sewer
Electric: Eversource**



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	20,279	33,187	109,325
Total Households	8,229	13,793	43,815
Household Income: \$0—\$30,000	11.77%	12.69%	22.01%
\$30,001-\$60,000	18.79%	19.26%	21.51%
\$60,001-\$100,000	24.84%	15.08%	22.08%
\$100,001+	44.61%	43.49%	34.40%