

FOR SALE / LEASE RETAIL/OFFICE



FOR SALE
\$475,000

FOR LEASE
\$12/sf NNN

John Jensen, SIOR

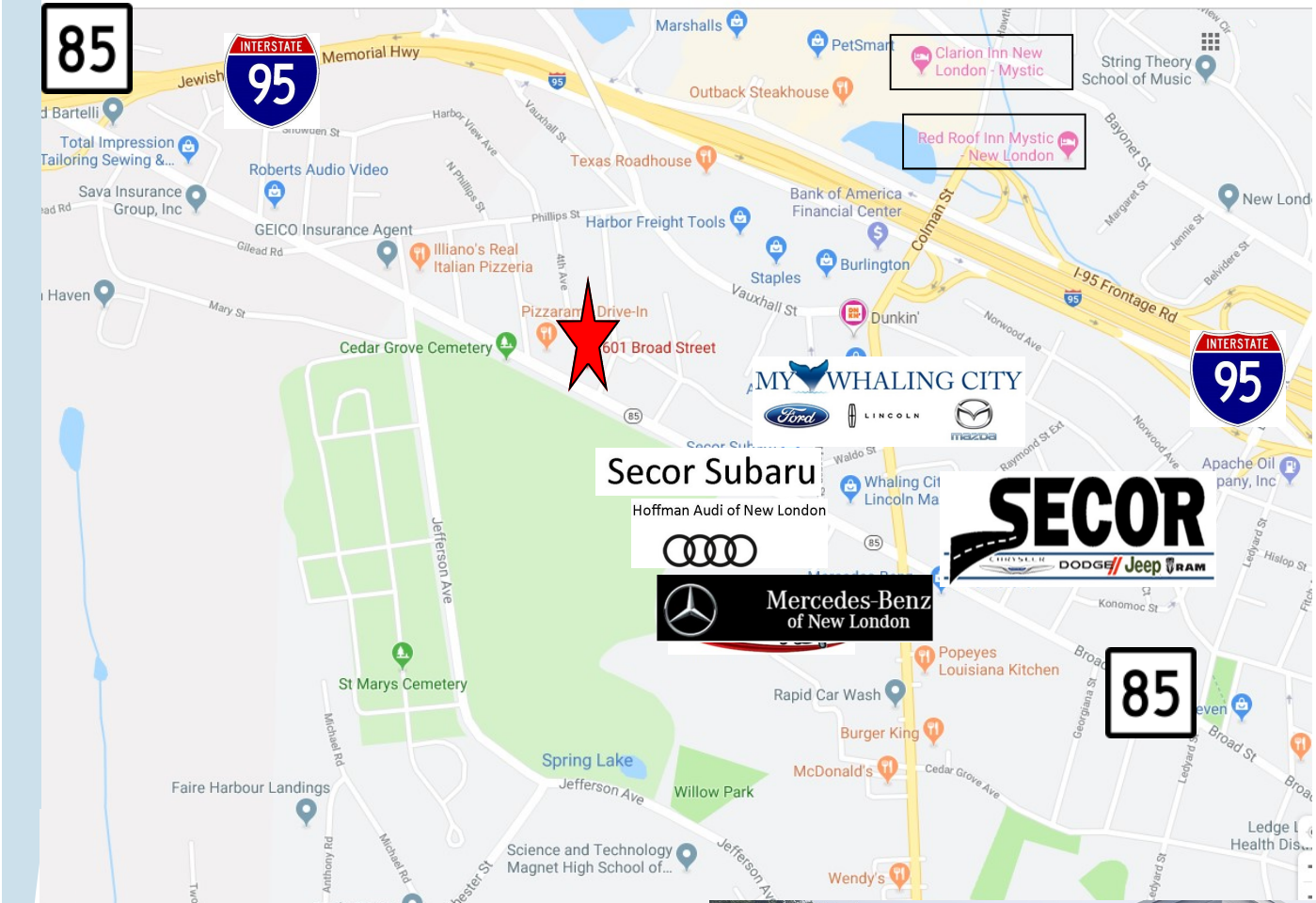
Pequot Commercial

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x131
860-444-6661 Fax
jjensen@pequotcommercial.com

- » Excellent opportunity in heart of New London's automotive district available For Sale/Lease
- » One story 5,500sf Retail/Office bldg
- » Located on 0.50 acres with 75' road frontage
- » Up from Colman Street's five major car dealers and less than 1 mile to I-95
- » 10+ Parking spaces
- » Zone C-1 Retail, Office...
- » One overhead door
- » City Water; Septic (not City); Oil heat
- » Taxes \$10,968 and Assessment \$274,890

2,900sf available for lease



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	44,536	78,109	150,921
Total Households	17,388	32,422	62,943
Household Income \$0—\$30,000	27.39%	22.28%	18.16%
\$30,001-\$60,000	25.62%	24.61%	22.84%
\$60,001-\$100,000	24.08%	26.11%	26.30%
\$100,001+	22.91%	26.99%	32.70%

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





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