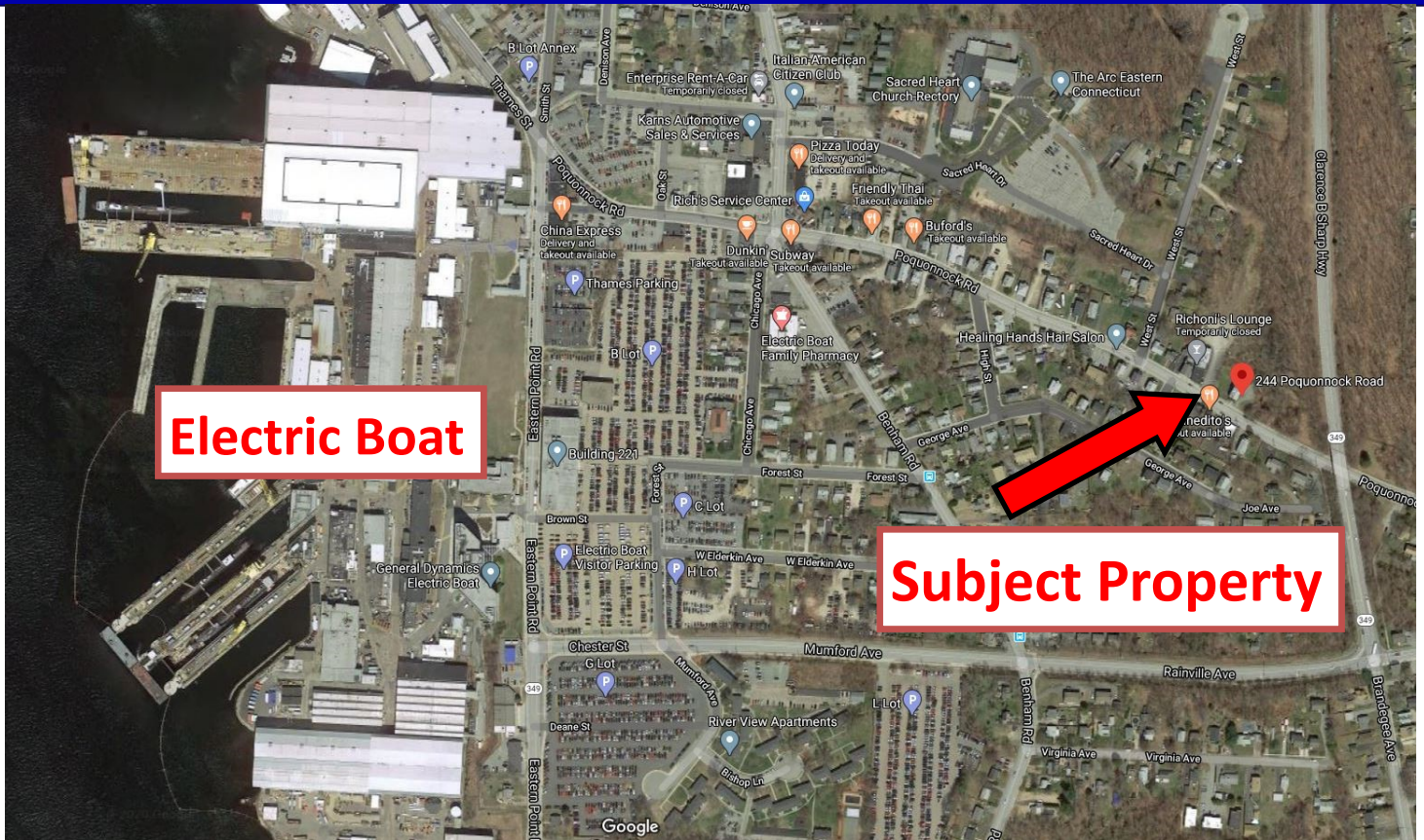


224 POQUONNOCK RD., GROTON, CT

Commercial Building - Bar / Tavern



FOR SALE: \$398,000

- ⇒ 7,552 SF
- ⇒ Zone: GC
General Commercial
- ⇒ Traffic Count: 4,500
- ⇒ Public Water & Sewer
- ⇒ Close proximity to Electric Boat and General Dynamics
- ⇒ Ample parking on side and in rear
- ⇒ Seating: 122
- ⇒ 2 pool tables
- ⇒ Dance floor
- ⇒ Full bar
- ⇒ Acres: 0.19
- ⇒ Heating: Oil
- ⇒ Taxes: \$5,750

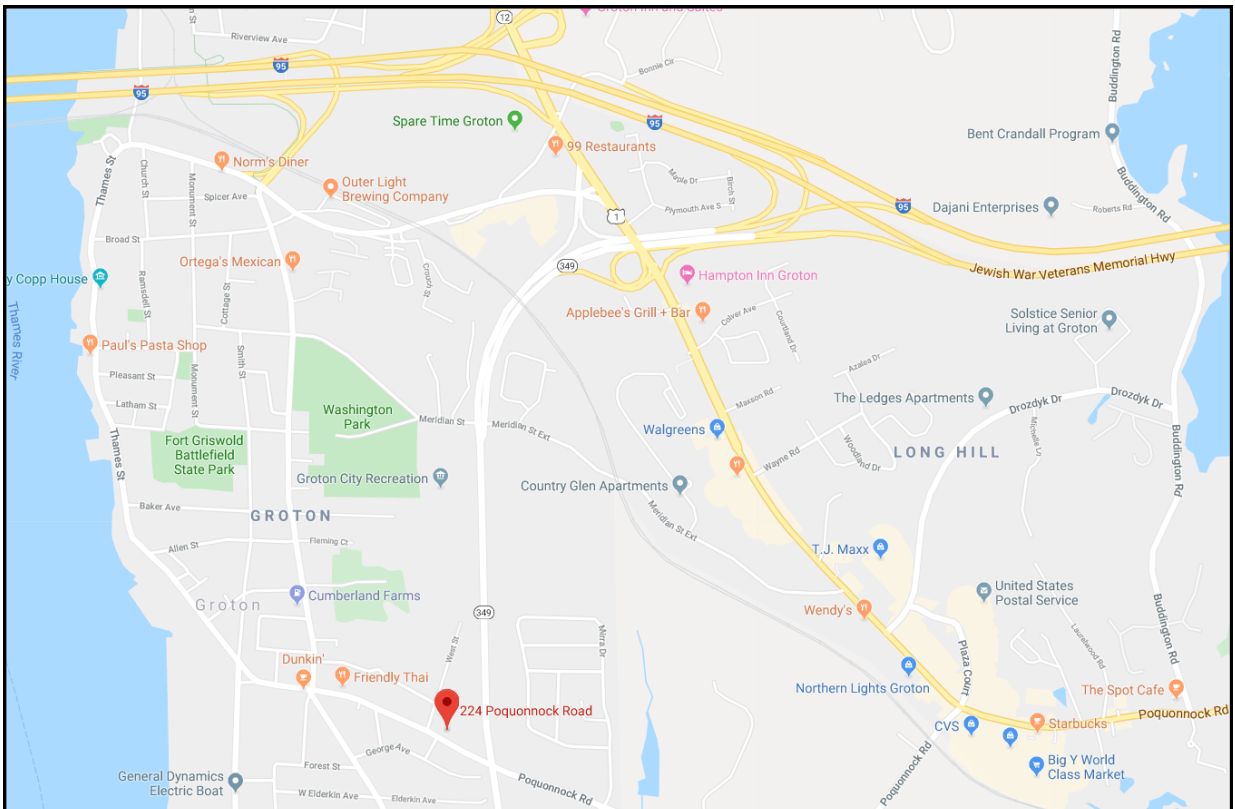
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GERI JACOBSON

Main Office:
1160 Boston Post Rd.
Westbrook, CT 06498
Mailing Address:
73 Second Ave.
Westbrook, CT 06498
860-887-5000 x10 Office
860-982-9296 Cell
gerij@lymanre.com



Demographics	1 MILE	3 MILES	5 MILES
Total Population	8,006	50,587	78,199
Total Households	3,657	20,831	30,639
Average Household Income	\$64,350	\$67,957	\$81,007

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.