

Medical/Office Center For Sale



WESTBROOK MEDICAL CENTER
4 Grove Beach Rd. N, Westbrook, CT 06498

FOR SALE

\$1,700,000

Norm Peck

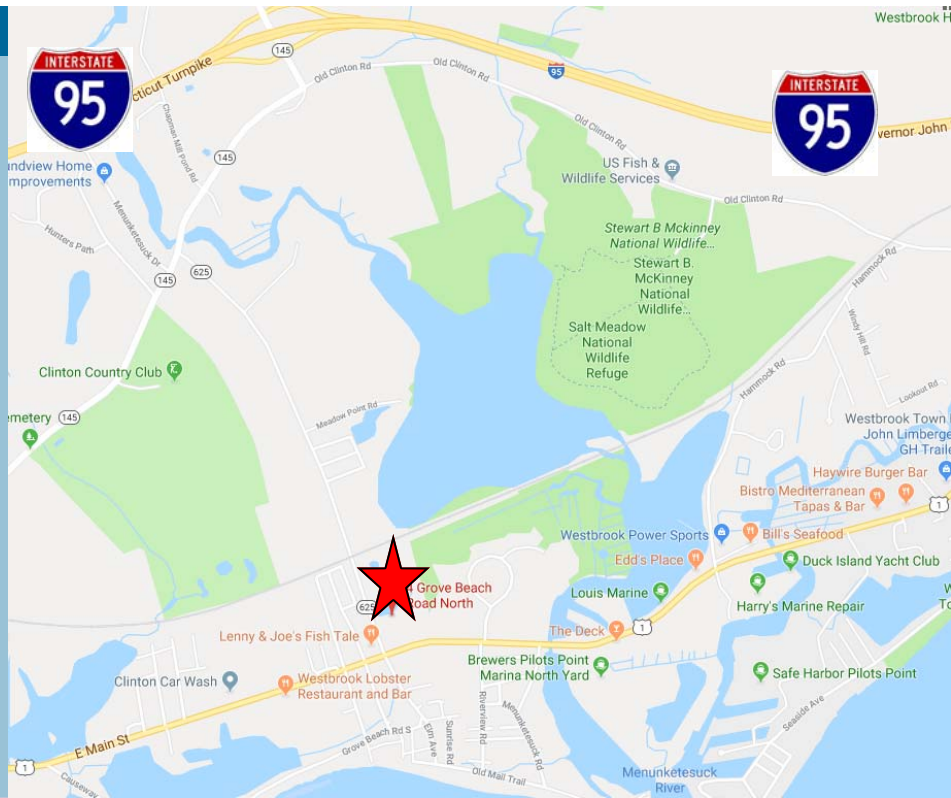
PEQUOT COMMERCIAL

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x133
860-444-6661 Fax
npeck@pequotcommercial.com

- ◆ Two medical office buildings for sale
 - Bldg #1 7,148sf; 2,110sf leased to eye group
 - Bldg #2 6,962sf; 3,000sf leased to orthopedic group, 2,700sf leased to audiologist
- ◆ Large parking capacity; 100+
- ◆ Handicapped accessible
- ◆ Only 1.5 miles to I-95
- ◆ 332' Road frontage
- ◆ Natural Gas; some elec heat, Bldg #2
- ◆ Taxes \$26,000
- ◆ Assessment \$1,066,890
- ◆ Built 2005
- ◆ Public water/ Septic

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



DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
Total Population	25,608	72,413	280,776
Total Households	11,092	31,346	119,361
Household Income \$0—\$30,000	15.87%	14.24%	13.35%
\$30,001-\$60,000	20.10%	19.06%	19.40%
\$60,001-\$100,000	22.20%	21.89%	23.87%
\$100,001+	42.83%	44.81%	43.39%

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