

# FOR SALE

## OFFICE BLDG / INVESTMENT OPPORTUNITY

**FOR SALE**

**\$999,000**



**100 Fort Hill Rd., Groton, CT 06340**

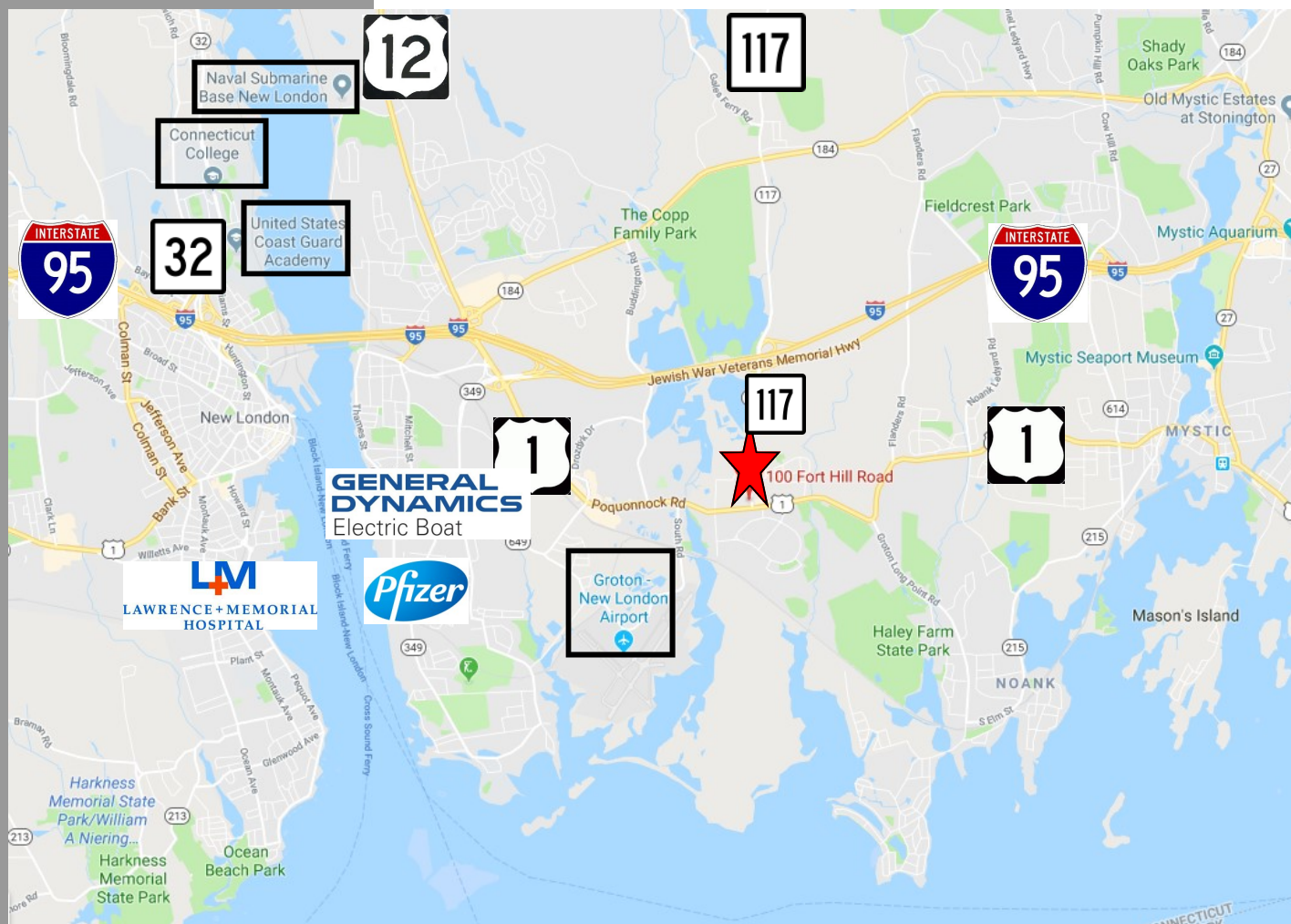
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**PEQUOT  
COMMERCIAL**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333  
860-447-9570 x153

- > 14,640sf office building on corner of highly visible Routes 117 + 1  
Entire building available or current owners can rent back space
- > 0.98 Acre; 475' Road frontage (Routes 117 + 1)
- > Handicap accessible to 1st main floor only
- > Zone MVC—Mixed Use Village Center
- > Heat pumps; Central A/C; Public Water/Sewer; Public gas in street
- > 68 Parking spaces
- > Three levels; Lower, Main and Upper Levels
- > 13,500 Daily Average Traffic Counts



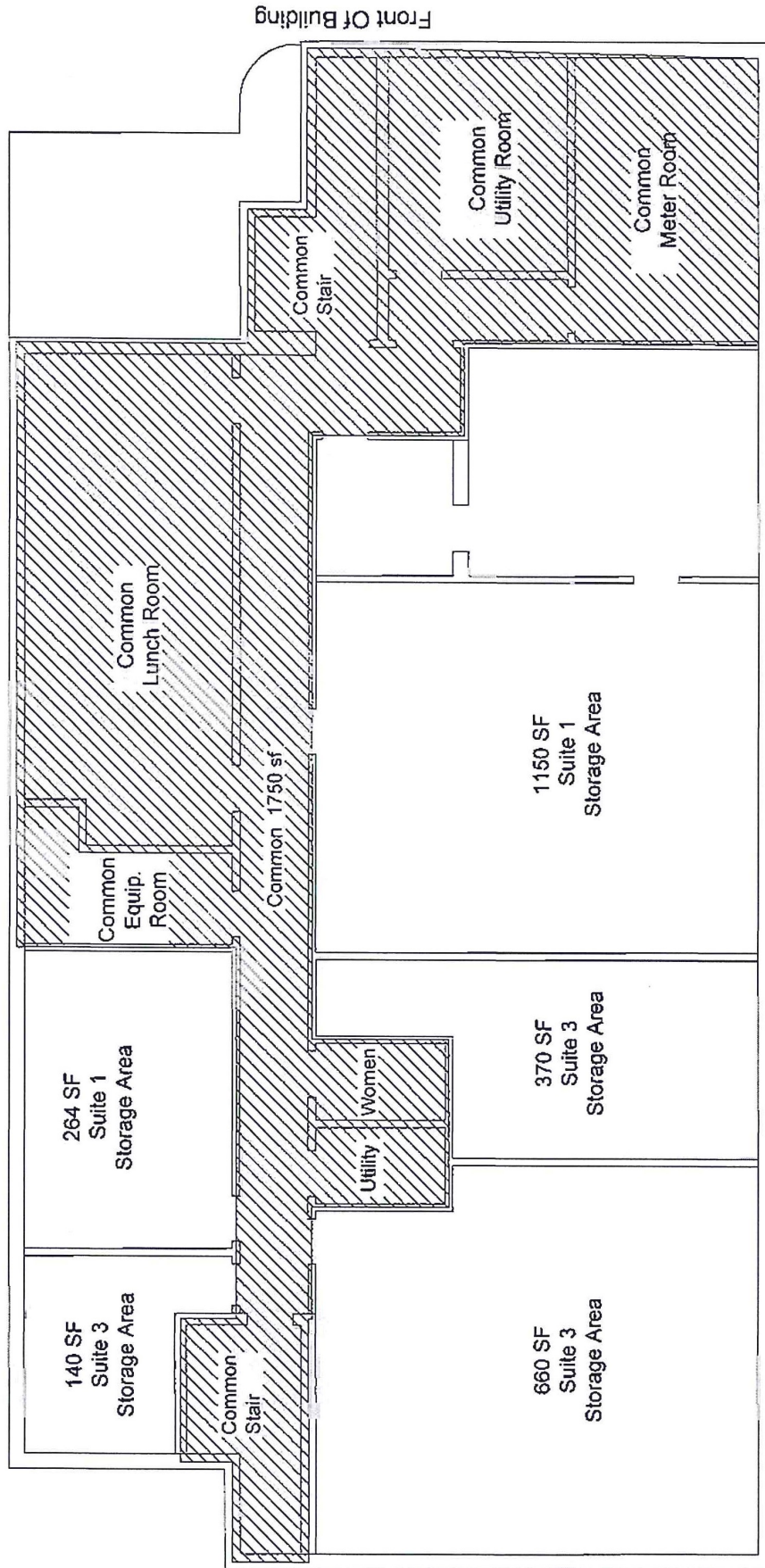
| DEMOGRAPHICS   | 3 MILE | 5 MILE | 10 MILE |
|--|--------|--------|---------|
| <b>Total Population</b>  | 29,636 | 72,336 | 135,797 |
| <b>Total Households</b>  | 13,273 | 30,082 | 57,166  |
| <b>Household Income      \$0—\$30,000</b>                          | 21.16% | 24.62% | 19.69%  |
| <b>   \$30,001-\$60,000</b>  | 23.51% | 23.95% | 23.53%  |
| <b>   \$60,001-\$100,000</b> | 25.62% | 22.83% | 23.47%  |
| <b>   \$100,001+</b>         | 29.71% | 28.61% | 33.32%  |







# LOWER LEVEL

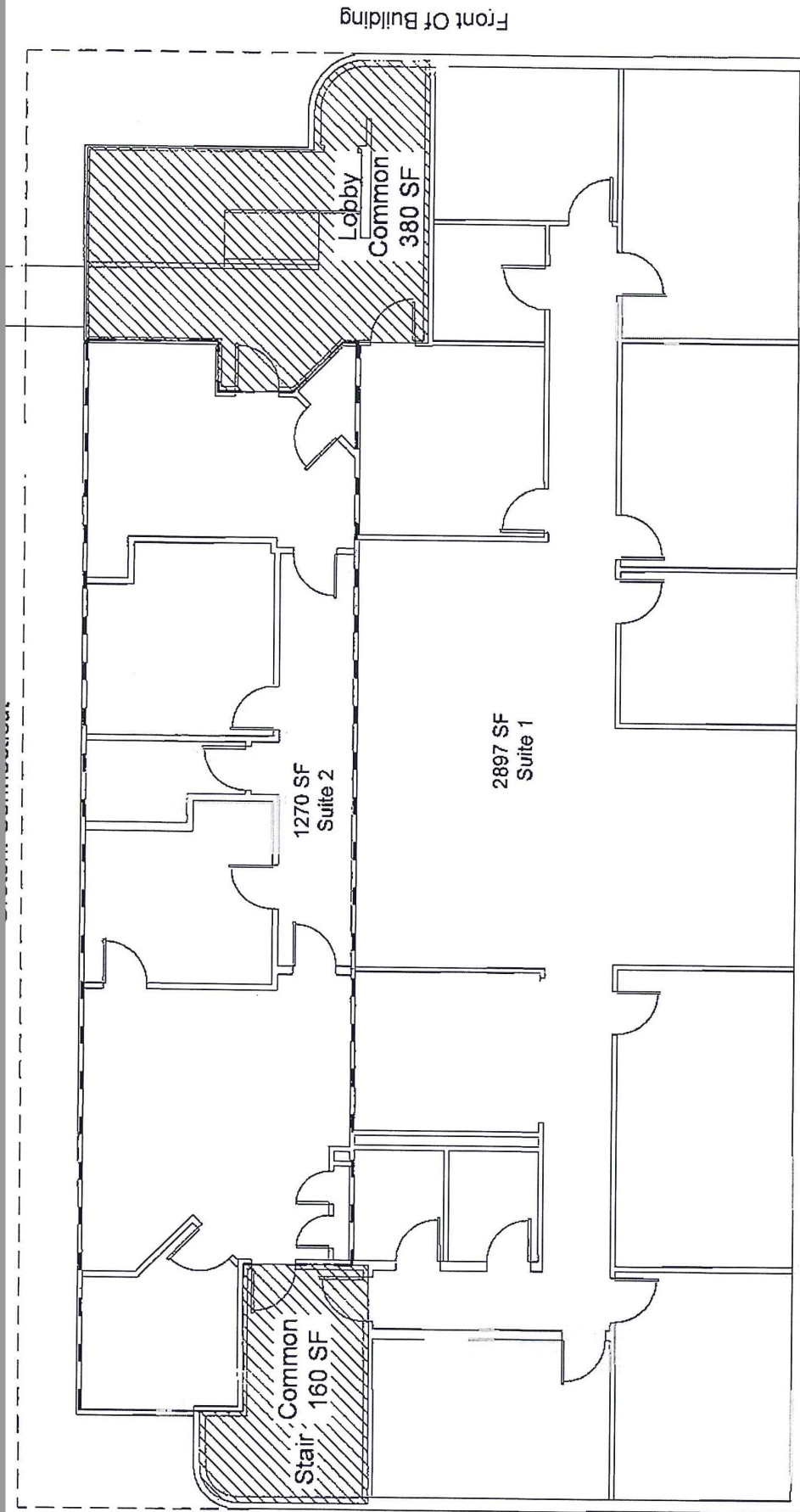


## Basement Floor Rental Area

|                 |                |
|-----------------|----------------|
| Suite 1 Storage | 1335 SF        |
| Suite 3 Storage | 1170 SF        |
| Common Area     | 1750 SF        |
| <b>Total</b>    | <b>4858 SF</b> |

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# MAIN LEVEL

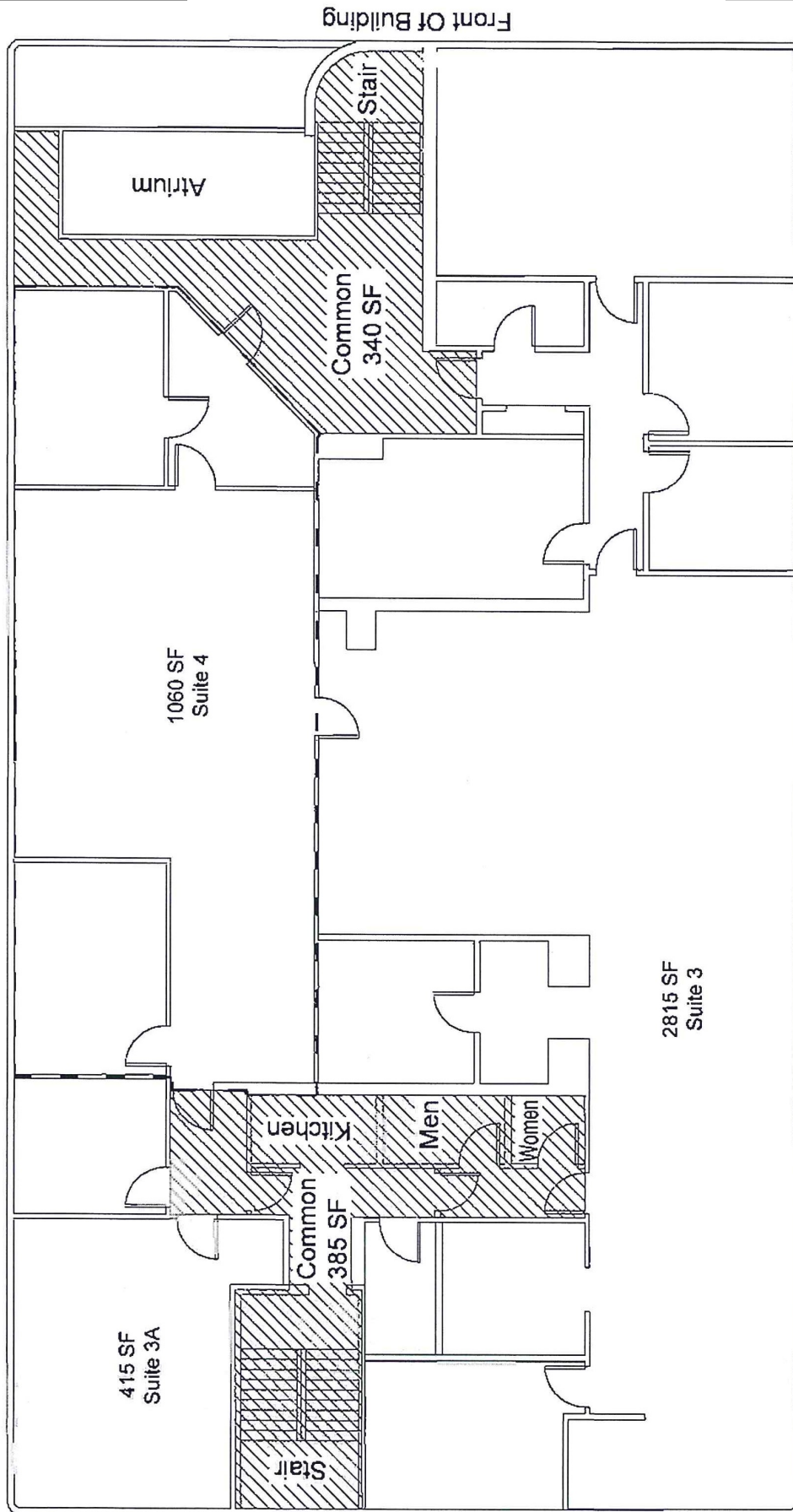


## First Floor Rental Area

|              |                |
|--------------|----------------|
| Suite 1      | 2897 SF        |
| Suite 2      | 1270 SF        |
| Common Area  | 540 SF         |
| <b>Total</b> | <b>4707 SF</b> |

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# UPPER LEVEL

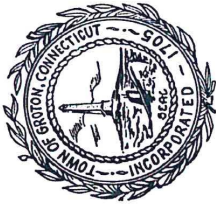


| Second Floor Rental Area |                |
|--------------------------|----------------|
| Suite 3                  | 2815 SF        |
| Suite 3A                 | 415 SF         |
| Suite 4                  | 1060 SF        |
| Common Area              | 725 SF         |
| <b>Total</b>             | <b>5015 SF</b> |

JANUARY 31, 2014



# Town of Groton



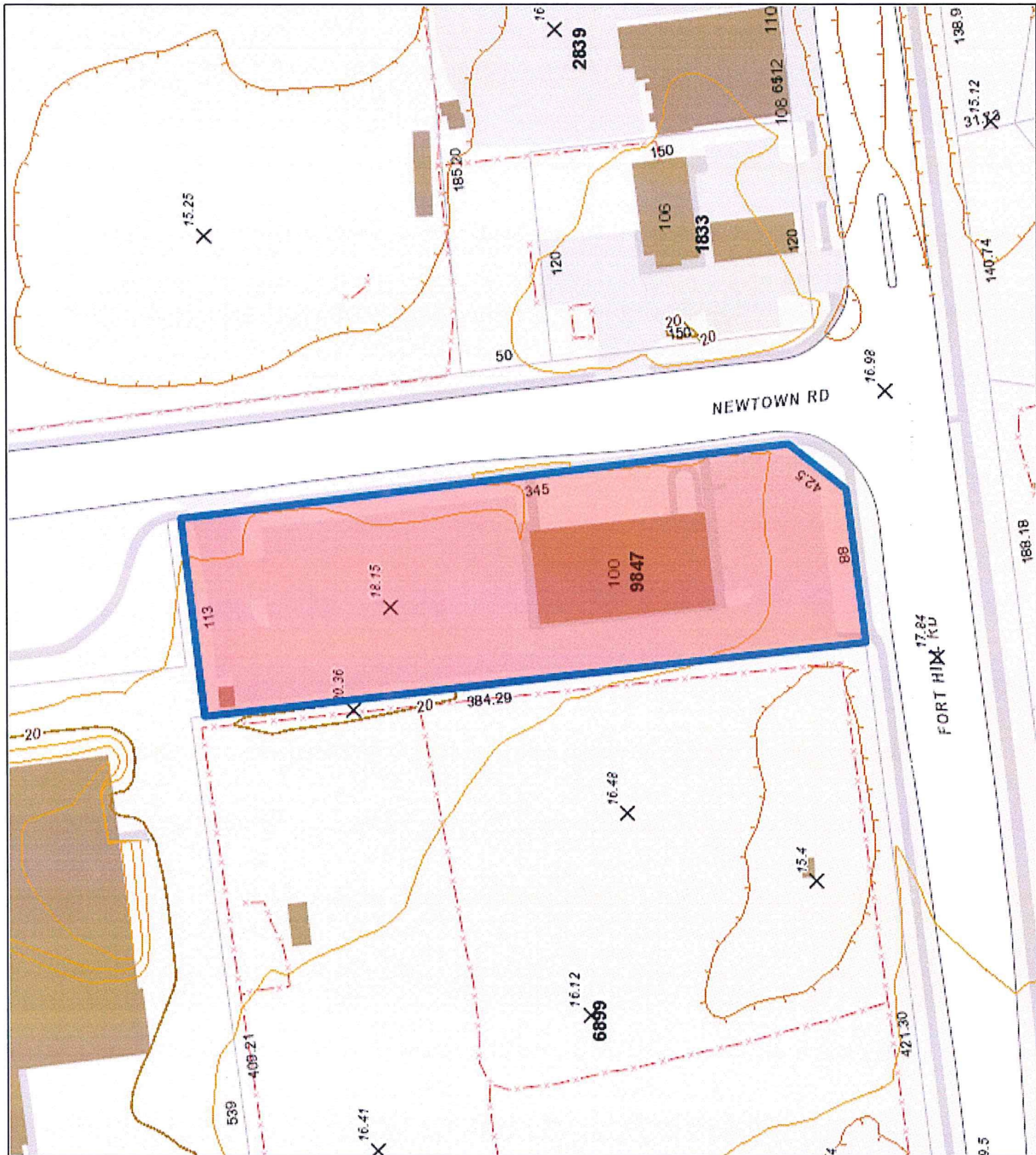
## 100 FORT HILL RD



**Disclaimer:**  
The planimetric and topographic information depicted on this map was derived from aerial photography and ground truthing performed in April 2009. The parcel and property line information depicted on this map has been compiled from information in the Town of Groton. The intent of this map is to depict a graphical representation of real property information subject to change as a more accurate survey may develop. The user of this map is advised that the information shown on this map is not to be used for the transfer of property.

Horizontal Datum: Mean Continental, North American Datum of 1983 (NAD83 Feet)  
Vertical Datum: North American Vertical Datum of 1988 (NAVD88).

Date: 5/29/2015



Map Created using GrotonGIS Silverlight Application