

# COMMERCIAL SPACES FOR LEASE



382 Gold Star Hwy., Groton CT 06340

- > 3,200sf First floor space has retail area in front and warehouse in rear (dividable)
- > Highly visible on Gold Star Hwy (aka Route 184) with 11,100 Traffic counts
- > Town Water/Sewer; Propane heat
- > 35+ Parking spaces
- > One over-head 8'x8' door
- > Zone CB-15
- > Located in same building as former Major Electric, now Granite City Electric Supply

Norm Peck

## PEQUOT COMMERCIAL

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East Lyme, CT 06333

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## FOR LEASE

1,600sf retail @ \$10.50/sf NNN  
3,200sf retail @ \$8.75/sf NNN

# ZONE CB-15 Commercial

**PERMITTED USES:**

- > Indoor Recreation
- > Auto Rental
- > Office
- > Laundry
- > Retail
- > Private Club
- > Night Club
- > Day Spa
- > Bakery
- > Restaurant
- > Schools
- > Wholesale
- > Sail making

**BY SPECIAL PERMIT:**

- > Day Care
- > Veterinary ...



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
<b>Total Population</b>	40,302	84,279	157,715
<b>Total Households</b>	15,518	33,764	63,777
<b>Household Income \$0—\$30,000</b>	30.77%	25.13%	20.53%
<b>\$30,001-\$60,000</b>	26.59%	23.80%	22.81%
<b>\$60,001-\$100,000</b>	23.73%	23.90%	24.68%
<b>\$100,001+</b>	18.92%	27.17%	31.99%

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