

1681 WEST MAIN ST., WILLIMANTIC, CT

Retail Space For Lease at Gateway Commons



- ⇒ **3,650 Total SF Available (Subdividable)**
- ⇒ **For Lease: \$19.75/SF NNN**
- ⇒ **NNN = \$10.54/SF**
- ⇒ **2 Spaces: 2,100 SF & 1,550 SF**



- ⇒ **Space #1: 2,100 SF**
 - ◆ Large open office
 - ◆ Reception area
 - ◆ Kitchen
 - ◆ 6 exam rooms
 - ◆ Storage room
- ⇒ **Space #2: 1,550 SF**
 - ◆ Large open office
 - ◆ 2 smaller offices
- ⇒ **Large window visibility**
- ⇒ **Shared huge parking lot**
- ⇒ **On busy Route 32**
- ⇒ **Traffic Count: 16,300**
- ⇒ **Zone: B-2 - Business District**
- ⇒ **Direct access to and visibility from Route 6**
- ⇒ **In front of Ocean State Job Lot**
- ⇒ **Frontage: 306 Ft. on Route 32**
- ⇒ **Close to UCONN & ECSU**

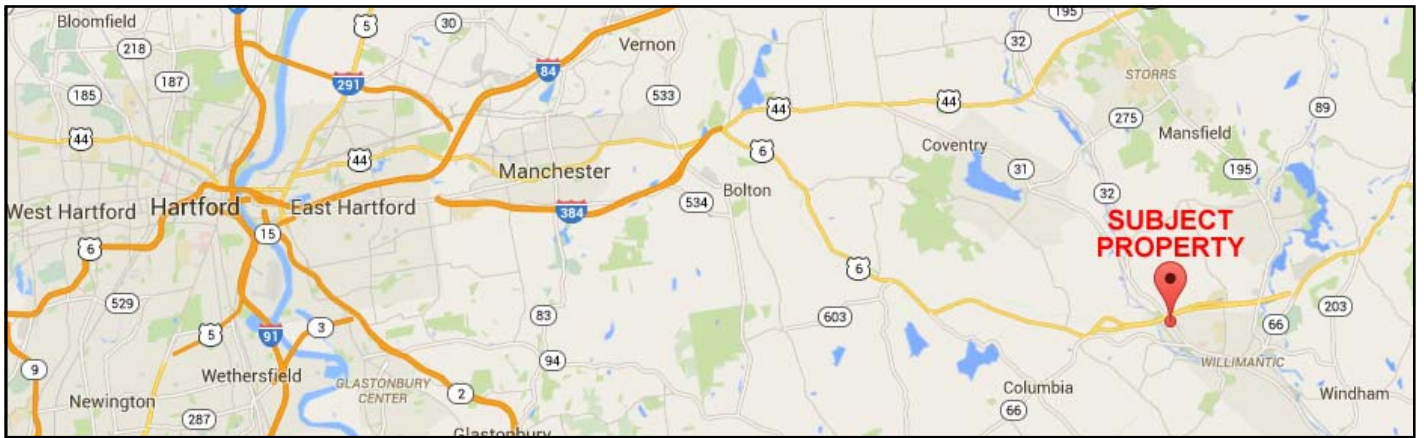
LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

www.LymanRE.com

CAROLYN TROTTA

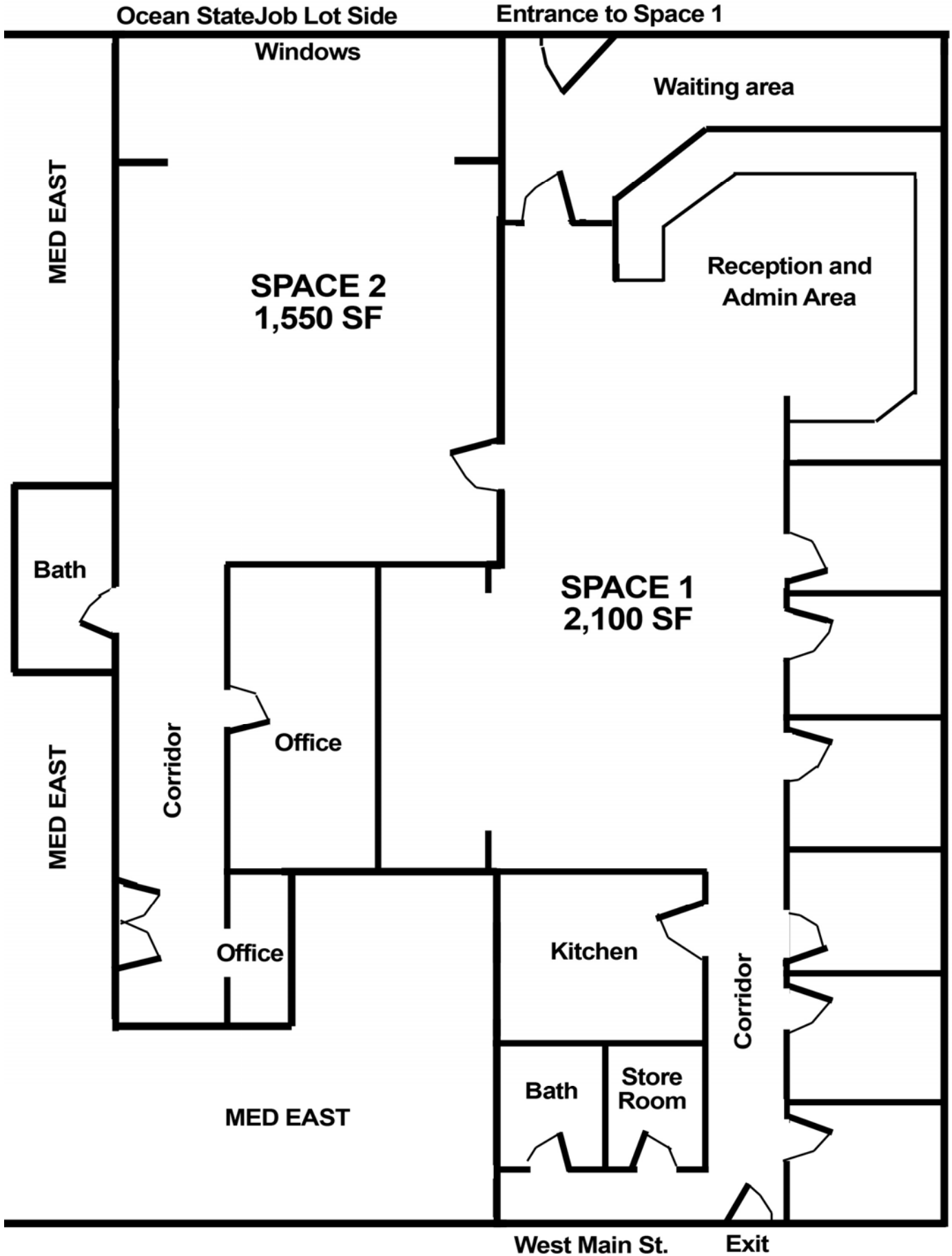
Main Office:
1160 Boston Post Rd.
Westbrook, CT 06498
Mailing Address:
73 Second Ave.
Westbrook, CT 06498
860-887-5000 x6 Office
860-212-9689 Cell
carolynt@lymanre.com

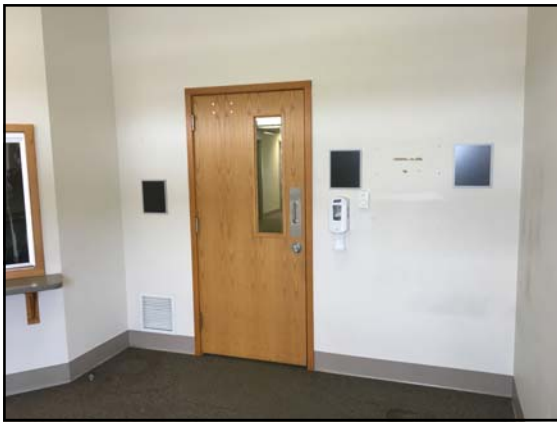


Demographics	1 MILE	3 MILES	5 MILES
Total Population	3,202	25,705	39,623
Total Households	1,201	8,917	14,474
Average Household Income	\$52,058	\$65,675	\$75,071



FLOOR PLAN





Directions:

From Hartford: I-84 to 384 East to Routes 44/6 East. Take Route 32 Exit. Property is immediately on the left. From East: Route 14 to Route 6 to Route 32.

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.