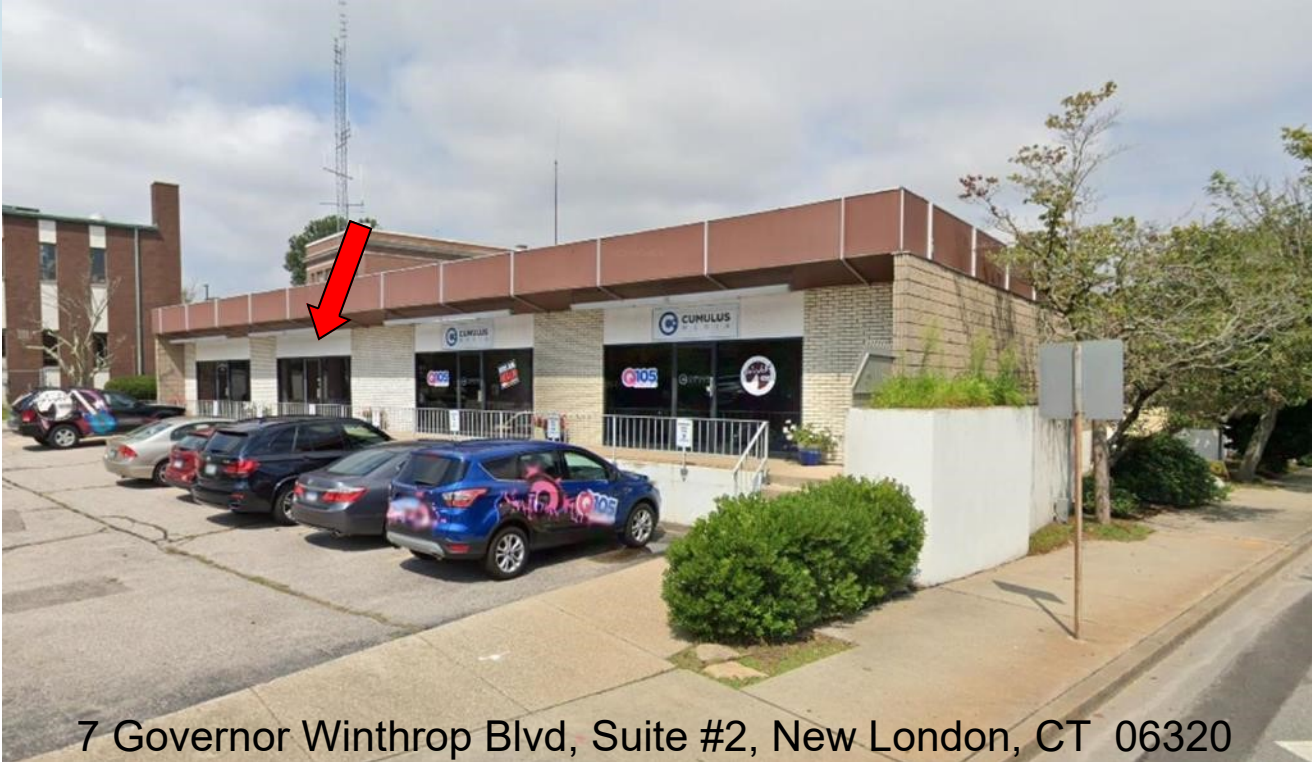


FOR LEASE RETAIL / OFFICE



7 Governor Winthrop Blvd, Suite #2, New London, CT 06320

FOR LEASE

\$12/sf
plus utilities

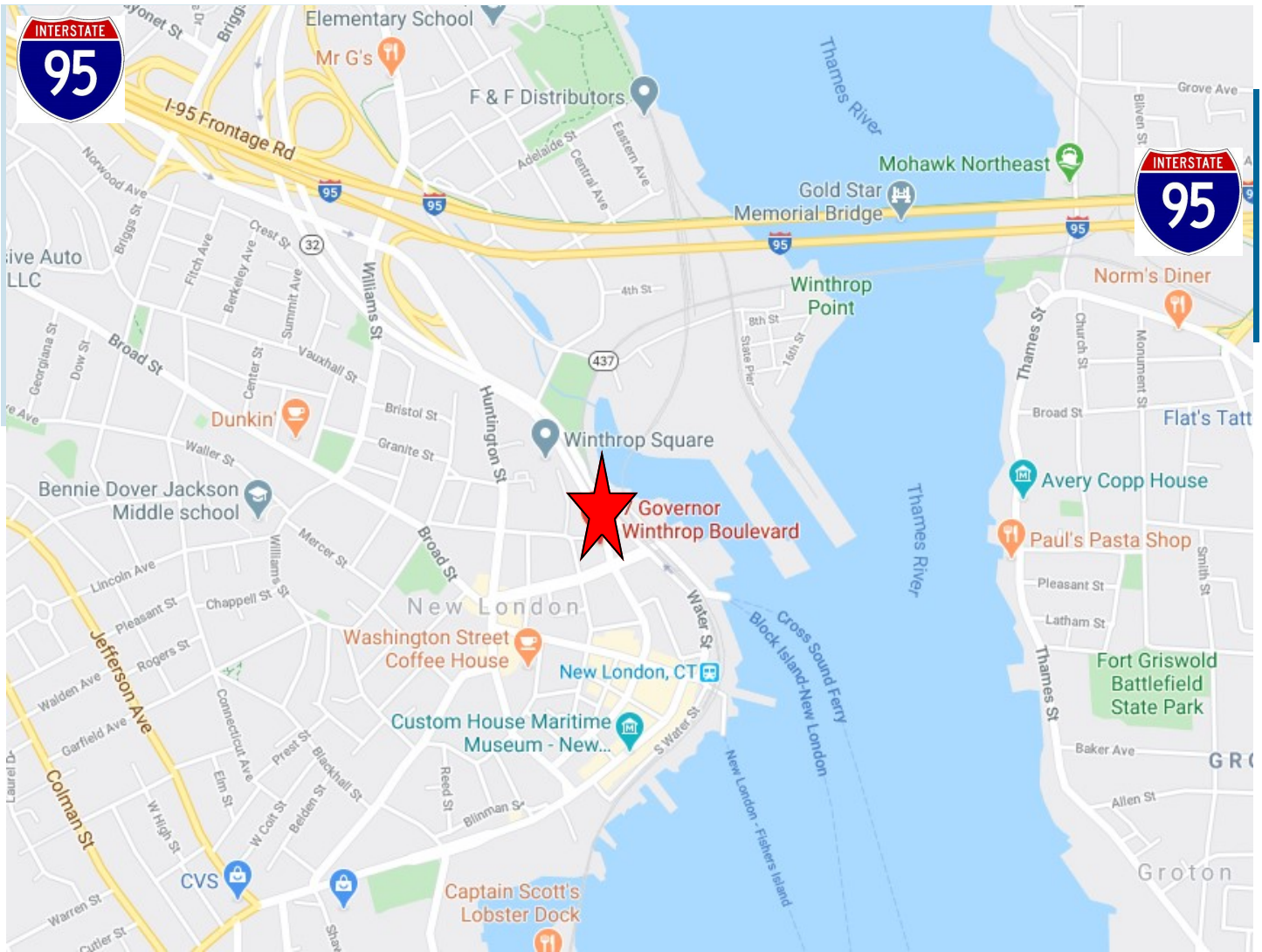
John Jensen, SIOR

Pequot Commercial

15 Chesterfield Road, Suite 4
East Lyme, CT 06333
860-447-9570 x131
860-444-6661 Fax
jjensen@pequotcommercial.com

- » 2,300+/- sf space in heart of New London's Business District, corner of Eugene O'Neill Dr.
- » Handicap Accessible
- » Ample off-street parking
- » 9,600 Average daily traffic counts on Eugene O'Neill
2,700 Average daily traffic counts on Gov. Winthrop
- » Zone CBD-2
Commercial
- » Public Water/Sewer
/Natural Gas





ZONE CBD-2 COMMERCIAL

Permitted Uses: Offices and Retail such as Barber Shop, Beauty Salon, Shoe Repair, Art Galleries, Tattoo Parlors...

By Special Permit: Arts & Crat Studio, Education such as Training Schools, Vocational, Business, Banking, Secretarial...

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	57,992	76,516	145,250
Total Households	23,705	31,540	60,449
Household Income \$0—\$30,000	26.46%	23.11%	17.69%
\$30,001-\$60,000	25.94%	24.83%	22.68%
\$60,001-\$100,000	25.74%	26.18%	26.57%
\$100,001+	21.87%	25.89%	33.07%

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