

FOR SALE

RETAIL / COMMERCIAL



567 + 569 + 593
Colman St.
New London, CT
06320

FOR SALE

\$2,600,000

Judy Walsh

Pequot Commercial

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x153
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- > Three parcels totaling 2.1+/- acres
- > 26,802sf one story building includes:
 - 20,362sf Retail w/ 10' - 18' ceilings
 - 6,440sf Warehouse w/ 35" ceilings
- > Only Retail space has Central A/C
- > 3Phase electric
- > 7 Overhead doors
- > 11,800 Average Daily Traffic Count
- > Zone C-2 Commercial
- > Retail area includes:
 - > Numerous large car dealerships, Offices,
 - > Auto service businesses, National food chains
- > 75+/- Parking spaces
- > 423'+/- Road Frontage
- > Only 1/4 mile to I-95
- > Entire building sprinklered

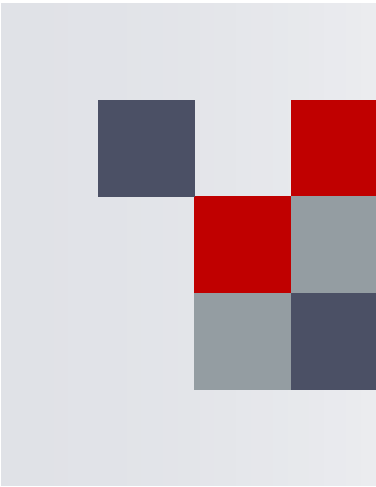


ZONE C-2

Permitted Uses: Retail, Service, Restaurant, Office, Financial Institution...

By Special Permit: Auto Sales & Repair / Rental, Fast Food, Wholesale Distribution, Self Storage...

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	47,847	81,269	151,569
Total Households	18,752	33,424	62,751
Household Income \$0—\$30,000	29.05%	24.30%	19.73%
\$30,001-\$60,000	26.08%	24.99%	23.04%
\$60,001-\$100,000	22.05%	23.50%	23.28%
\$100,001+	22.82%	27.21%	33.94%



593 Colman St. - Commercial paved Lot



569 Colman St. - Commercial paved Lot



567 Colman St. - Commercial paved Lot

TOPOGRAPHY CITY PARCEL MAP

