

FOR LEASE - Office/Retail



531 Broad St., New London, CT 06320

FOR LEASE

\$1,418/mo
plus utilities

Norm Peck

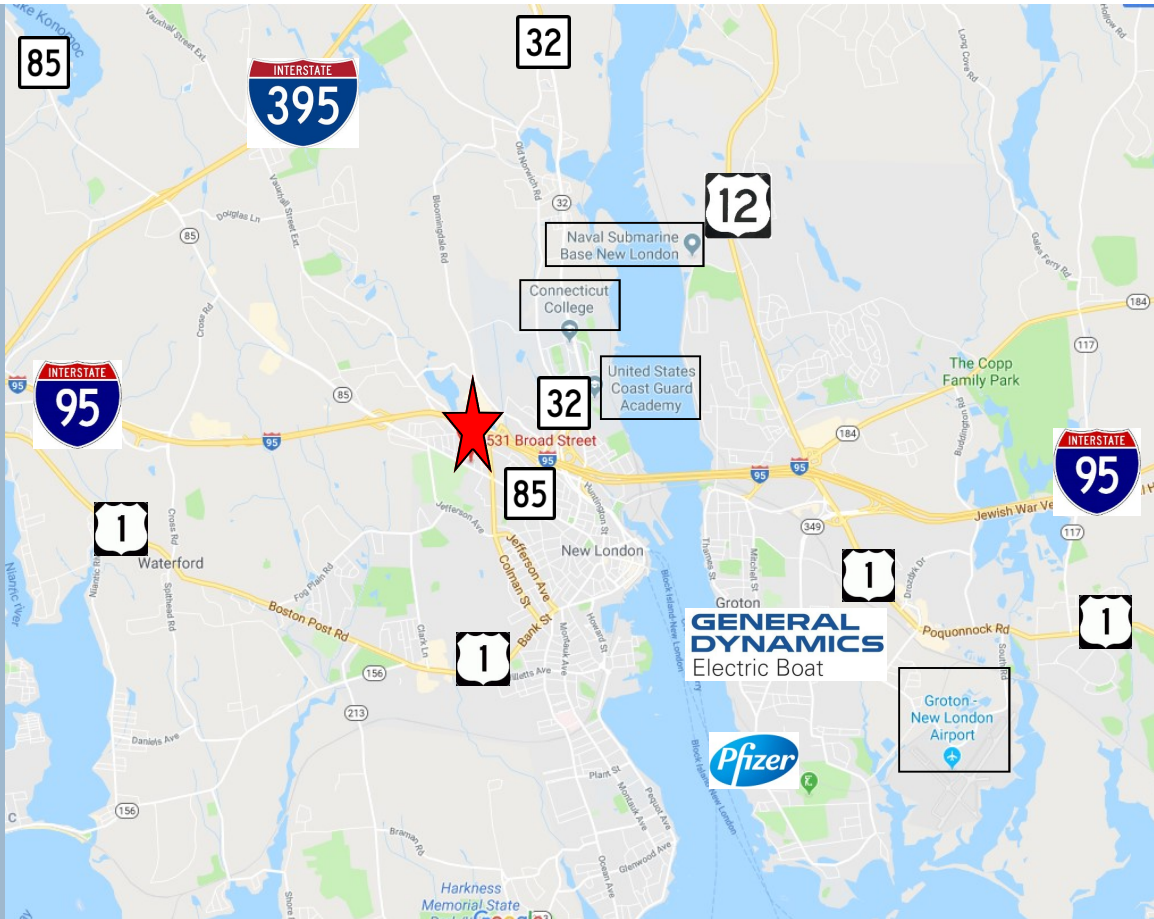
PEQUOT COMMERCIAL

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x133
860-444-6661 Fax

npeck@pequotcommercial.com

- < 1,309sf space in General Woodcraft bldg (up to 1,500sf possible)
- < One story; Handicap accessible; Ceilings 12' - 13'
- < Highly visible with 7,600 ADT Counts
- < Zone C-1 General Commercial
- < On 0.68 acre with 200' road frontage on Broad St.
- < Off-street parking for 10-12 spaces
- < City Water/Sewer; Propane heat; Central A/C
- < Built 1940; renovated 1986
- < Close to Colman Street with several car dealerships



Zone C-1 General Commercial

Permitted Uses: Retail, Service, Office,
Personal Training...

By Special Permit: Wholesale, Place of Worship, Printing,
Recording Studio, R&D, School,
Rehabilitation, Micro-Brewery...

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	46,323	76,783	147,452
Total Households	18,247	31,942	61,385
Household Income \$0—\$30,000	27.25%	122552	17.80%
\$30,001-\$60,000	25.84%	24.83%	22.80%
\$60,001-\$100,000	24.20%	26.17%	26.55%
\$100,001+	22.71%	26.48%	32.86%



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