

RETAIL BUILDING

For Sale / Lease



FOR SALE

\$185,000

FOR LEASE

\$1,950/mo + util

Norm Peck
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**PEQUOT
COMMERCIAL**

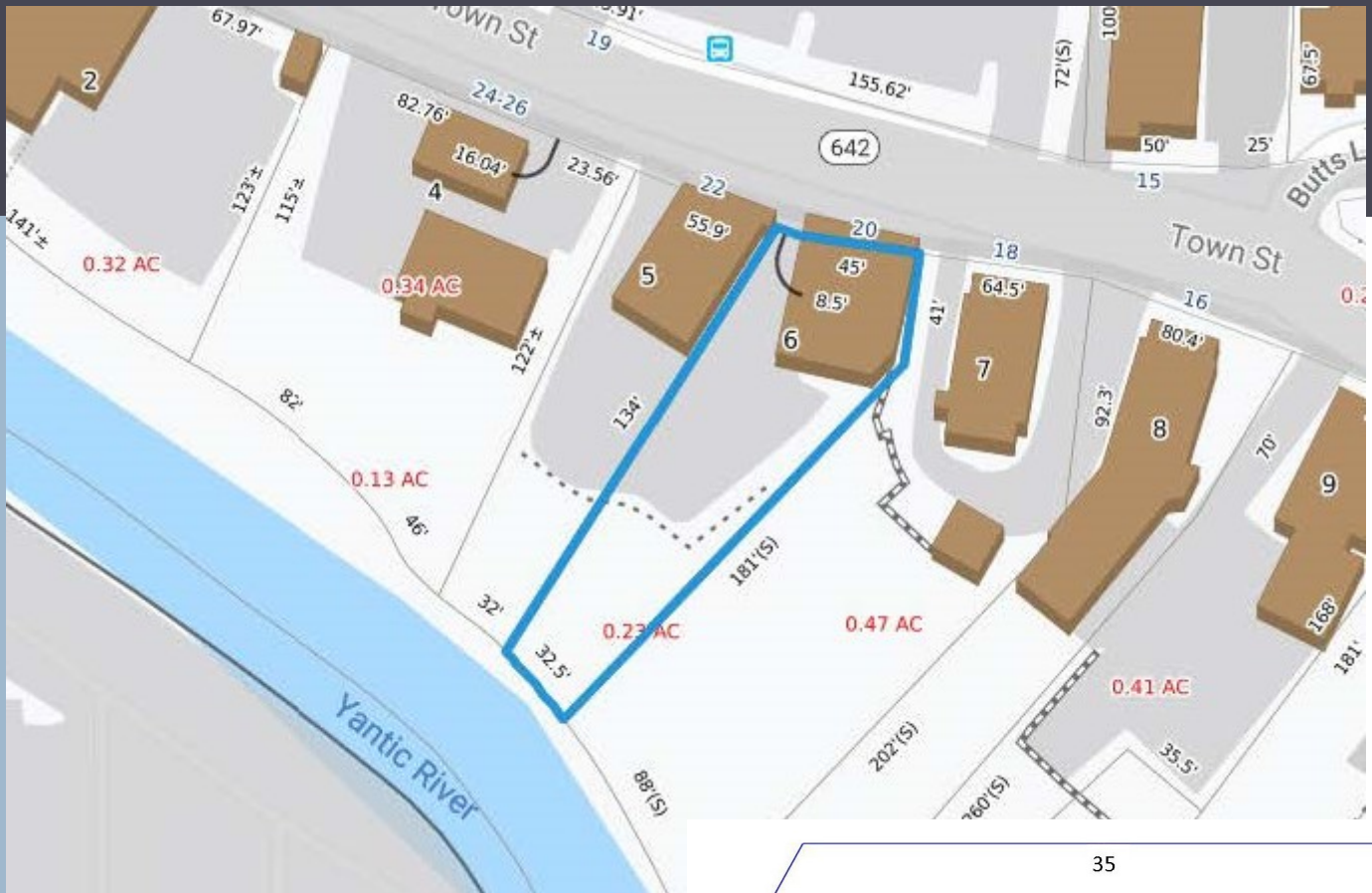
15 Chesterfield Road, Suite 4
East Lyme, CT 06333
860-447-9570 x133
860-444-6661 Fax

- » 1,950sf one story masonry building with 1,950sf walk-out heated basement
- » Good condition
- » 0.23 acre with 45' road frontage
- » 11 off-street parking and on-street parking
- » Assessment \$140,400; Taxes \$5,705
- » Public Water/Sewer/Natural Gas
- » Efficiency Lighting
- » Central A/C
- » Security System
- » 9,100 Average Daily Traffic
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- » Across from Goodyear Tire
- » Efficiency Lighting
- » Zone GC General Commercial
- » Central A/C
- » Built 1947



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	36,549	48,987	111,590
Total Households	15,944	21,232	46,361
Household Income \$0—\$30,000	22.80%	21.62%	16.42%
\$30,001-\$60,000	28.41%	26.99%	24.01%
\$60,001-\$100,000	24.35%	25.18%	27.47%
\$100,001+	24.44%	26.21%	32.11%

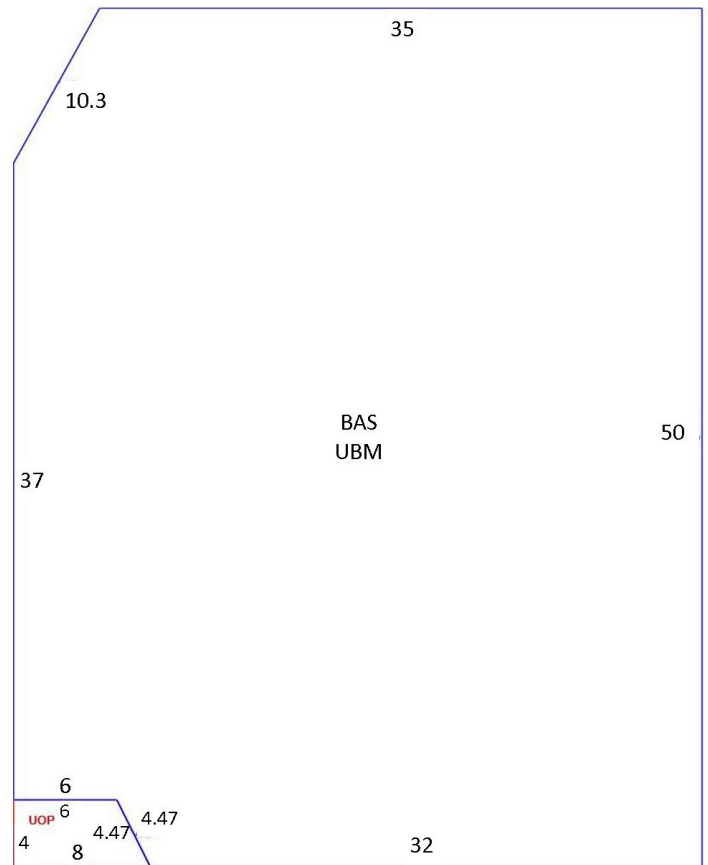
Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



Zone GC - General Commercial

Permitted Uses: Retail, Office, R&D, Services, Gym/Fitness, Restaurant, Club, Veterinary, Assembly Hall, Wholesale, School, Indoor Recreation

By Special Permit: Manufacturing, Animal Day Care, Child Day Care, Research lab...



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