

**PEQUOT
COMMERCIAL**

Stand Alone Building FOR SALE



89 Broad St., New London, CT 06320

FOR SALE

\$229,000

- > One story, 1,659sf bldg w/ unfinished basement incl. on-site parking
- > At corner of Brainard St., across from State Superior Courthouse
- > Only 1/2 mile to County Courthouse
- > Handicap Accessible & Bath
- > 80' Road frontage
- > Large open area, currently hair salon / barbershop
- > 6,900 Average daily traffic count
- > Town Natural Gas & Water/Sewer
- > Central A/C
- > Zone C-1
- > \$7,940 Taxes
- > \$199,010 Assessment

C-1 Zoning Regulations

PERMITTED USES: - Office - Retail - Restaurant (excluding liquor)
- Bank - Personal Services - Dancing/gymnastics, etc

BY SPECIAL PERMIT: - Motor vehicle sales - Animal Hospital
- Funeral parlor - Dry cleaning/Laundromat - Taxi station
- Places of worship - Printing plants - Restaurant (including liquor) ...

15 Chesterfield Rd., # 4
East Lyme, CT 06333

860-447-9570 x153
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DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	57,829	77,411	144,127
Total Households	23,362	32,000	59,910
Household Income \$0—\$30,000	25.65%	22.91%	17.83%
\$30,001-\$60,000	25.86%	24.78%	22.74%
\$60,001-\$100,000	25.53%	26.23%	26.48%
\$100,001+	22.95%	26.09%	32.95%