

FOR LEASE OFFICE



76 Fort Hill Rd., Groton, CT 06340

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**PEQUOT
COMMERCIAL**

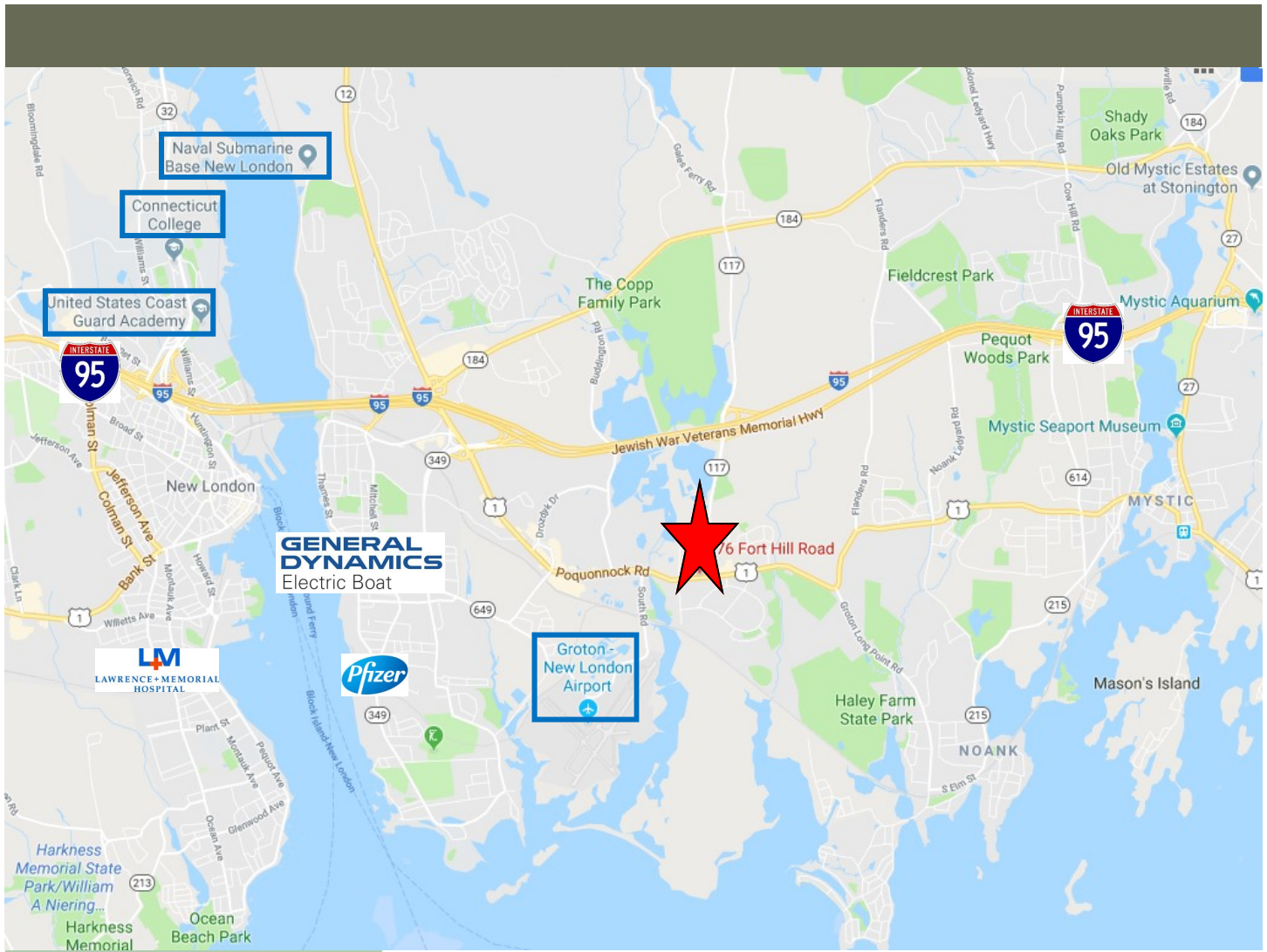
15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x153
Fax 860-444-6661

- ◆ Free-standing two story 2,601 sf Office building
- ◆ Handicap access 1st floor only
- ◆ 13,500 ADT counts
- ◆ 16 Off-street parking spaces
- ◆ Public Water/Sewer; Oil heat
- ◆ 166' Road frontage
- ◆ Zone MVC—Mixed Use Village Center

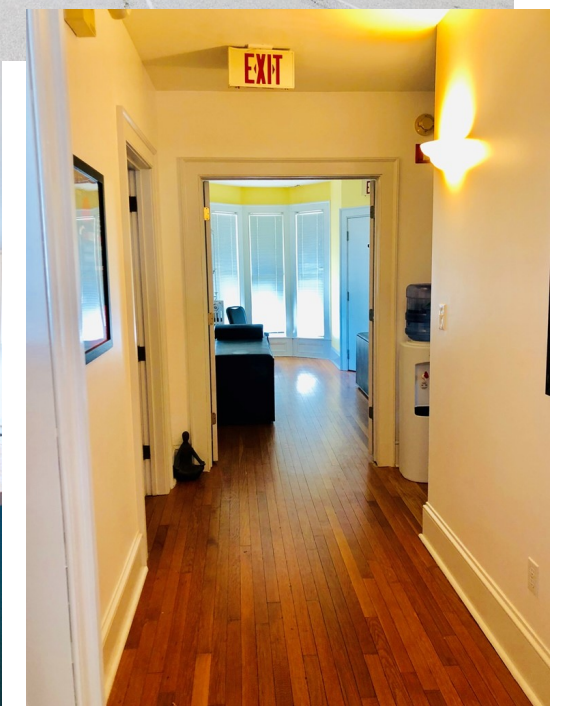
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\$2,200/mo
plus utilities



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	28,267	72,614	135,286
Total Households	12,591	30,338	57,372
Household Income \$0—\$30,000	19.81%	23.37%	18.18%
\$30,001-\$60,000	24.38%	24.24%	22.95%
\$60,001-\$100,000	28.40%	25.61%	26.58%
\$100,001+	27.40%	26.77%	32.29%

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



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