

# PROFESSIONAL OFFICE FOR LEASE



1353 Gold Star Hwy., Groton CT

## New England Professional Office Center

- > 577 sf Office space available on 2nd floor
- > Handicapped Accessible with Elevator
- > 10,400 Daily average traffic count
- > 79+ Parking spaces
- > 350' Road Frontage
- > Zone CR
- > Town Water/Sewer
- > Electric heat
- > Central A/C

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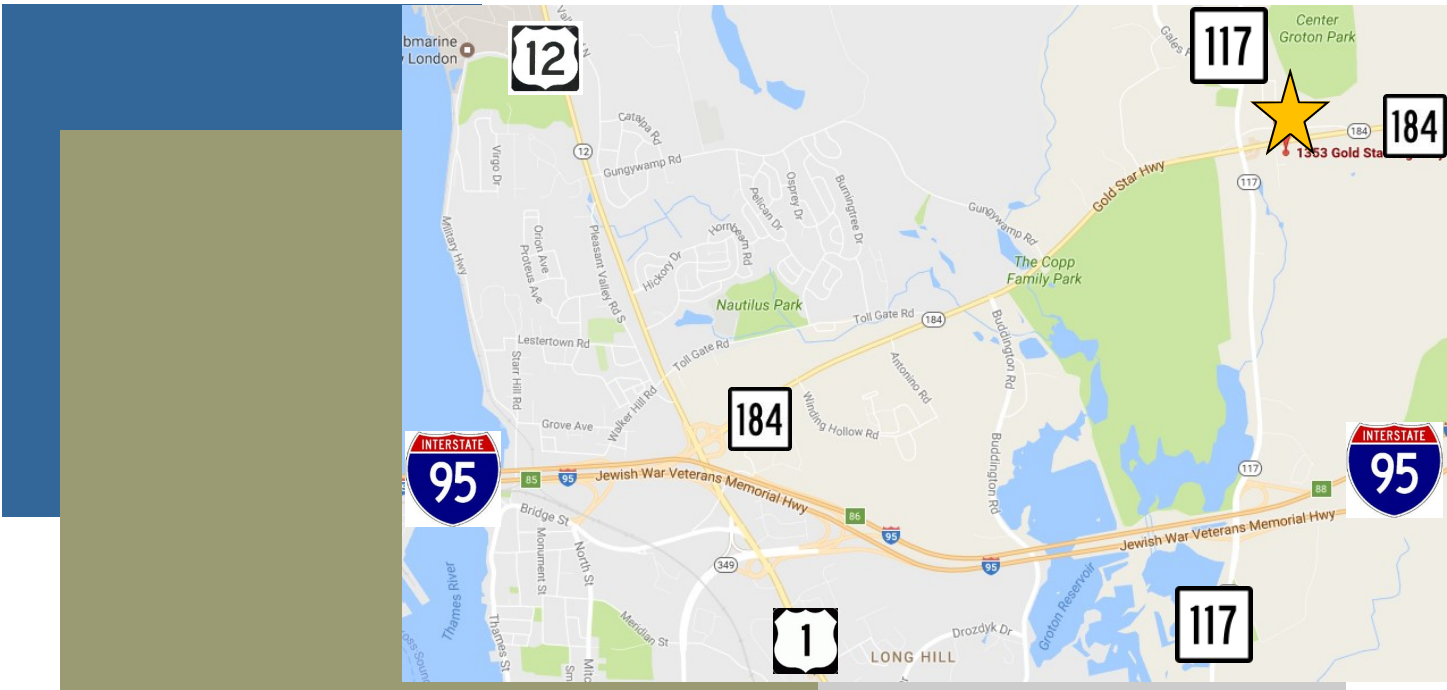
### **PEQUOT COMMERCIAL**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333

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

## FOR LEASE

**\$850/mo**  
plus 1/12 of trash & utilities



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
<b>Total Population</b>	24,752	71,760	148,955
<b>Total Households</b>	10,525	29,252	62,537
<b>Household Income</b> <b>\$0—\$30,000</b>	14.94%	21.71%	20.57%
<b>\$30,001-\$60,000</b>	25.27%	22.92%	23.98%
<b>\$60,001-\$100,000</b>	28.01%	24.14%	23.39%
<b>\$100,001+</b>	31.78%	31.24%	32.06%

