

# FOR SALE - OFFICE



333 Long Hill Rd., Groton, CT 06340

**FOR SALE**

**\$355,000**

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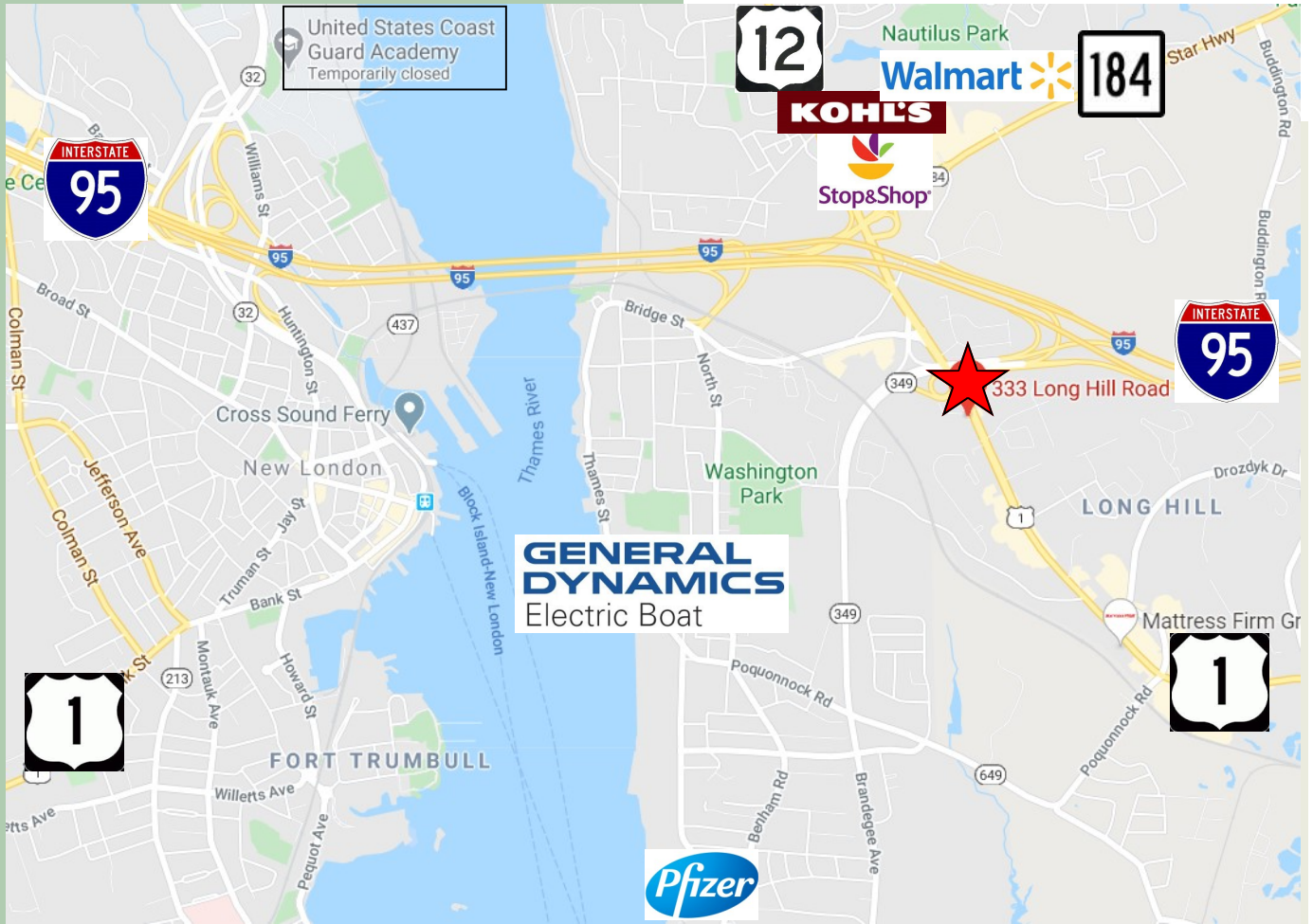
**PEQUOT COMMERCIAL**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333

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

- 4,108 sf Office building on 0.41 acre, corner lot
- 1st floor leased long term
- 2nd floor FOR LEASE 2,054 sf
- 1st floor ADA compliance
- Right off I-95, across from Applebee's and Hampton Inn
- Built 1986
- Off-Street parking 22
- Great visibility and road frontage
- 21,700 Average Daily Traffic count
- Taxes \$9,257

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

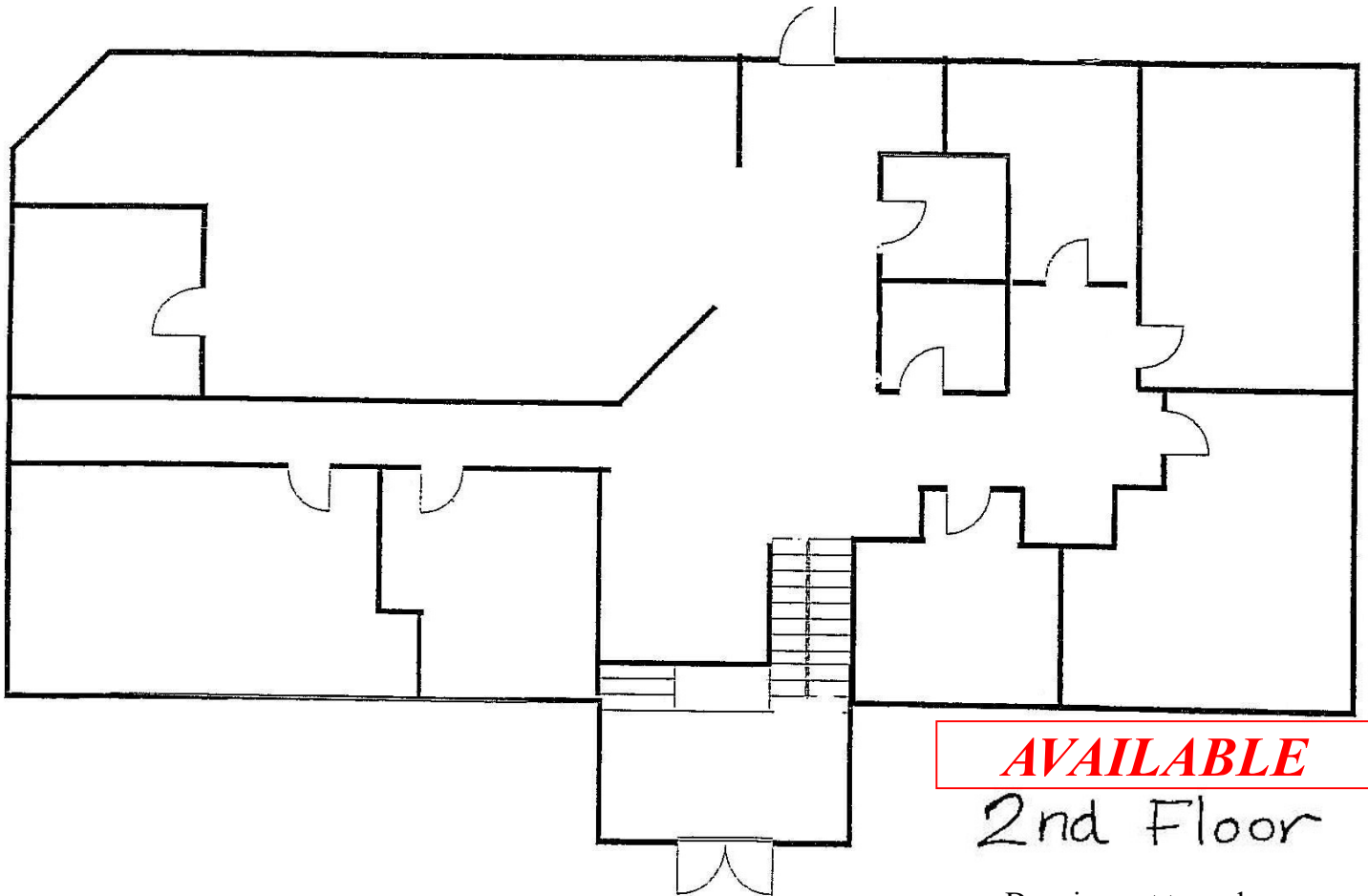
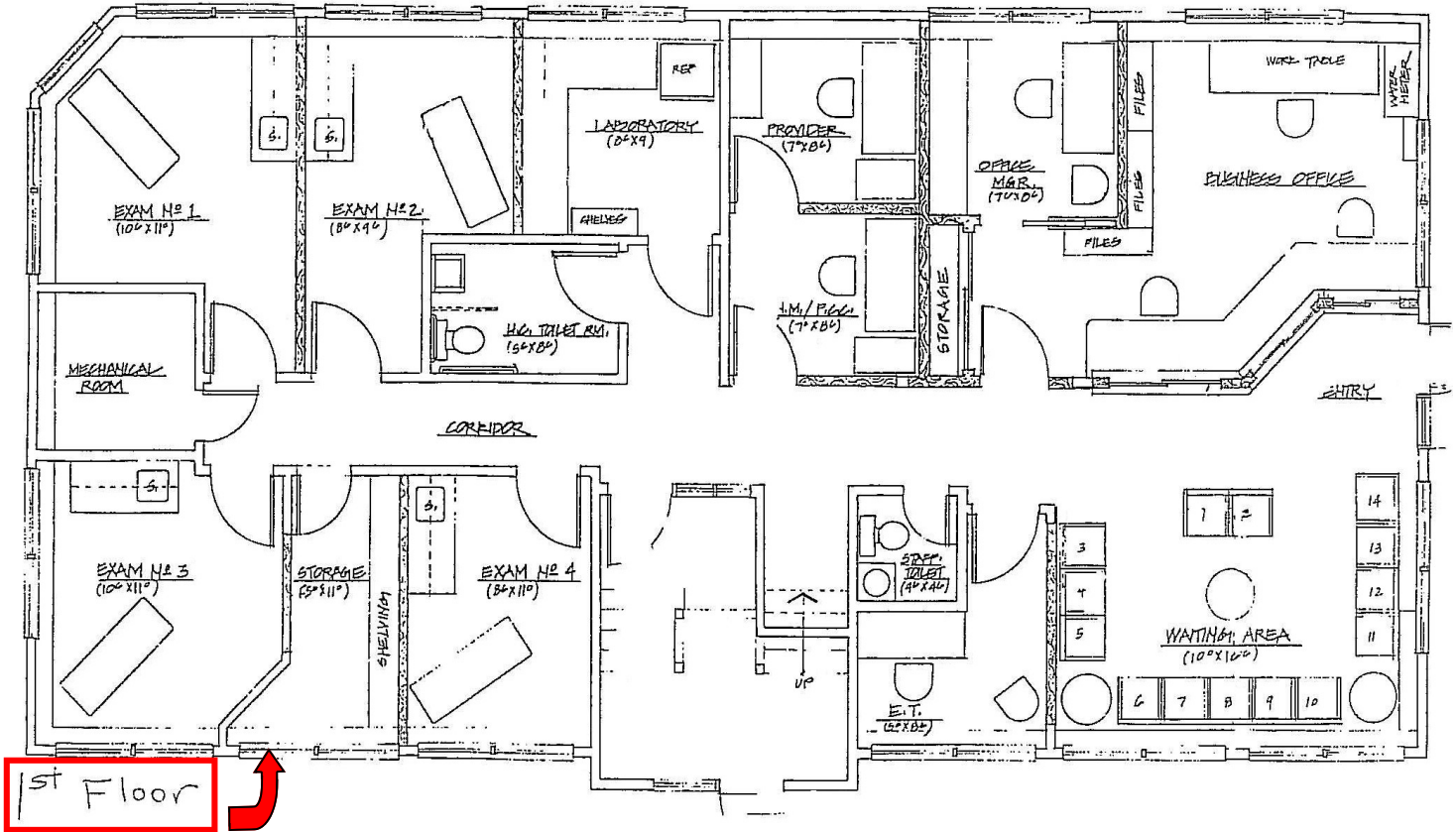


Additional Information

- > **Units:** 2
- > **Assessment Value:** \$304,010
- > **Heat:** Oil; Forced hot air; central A/C
- > **Septic**
- > **Public Water**
- > **District:** Poquonnock Bridge
- > **Zone:** Zone CN-Commercial Neighborhood

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
<b>Total Population</b>	49,844	83,445	143,823
<b>Total Households</b>	19,538	34,630	60,221
<b>Household Income \$0—\$30,000</b>	26.53%	22.26%	18.11%
<b>\$30,001-\$60,000</b>	25.97%	23.96%	22.99%
<b>\$60,001-\$100,000</b>	27.34%	25.26%	26.18%
<b>\$100,001+</b>	20.16%	28.54%	32.72%

# FLOORPLANS



**AVAILABLE**

2nd Floor

Drawing not to scale.



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