



FOR LEASE - PIZZA RESTAURANT



37 So. Broad St., Pawcatuck, CT 06379

2,400sf
FOR LEASE
\$14.20/sf NNN

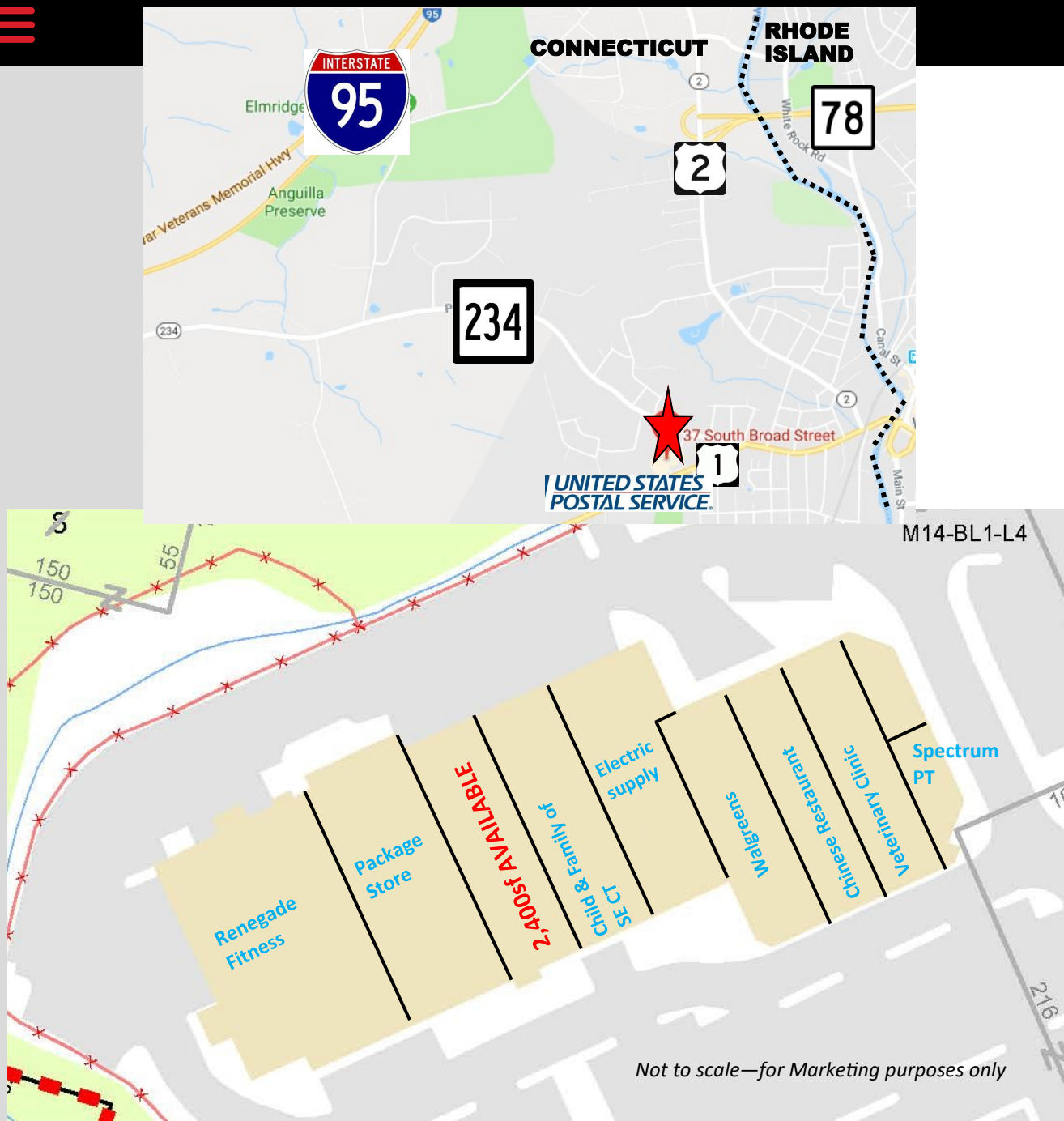
Norm Peck

Pequot Commercial

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x133
860-444-6661 Fax
npeck@pequotcommercial.com

- ◆ Pizza Restaurant established 1974
 - 3 Bathrooms
 - Beer/Wine license
- ◆ Turnkey, equipment in place @ asking \$35,000
- ◆ Located in the well-maintained Pawcatuck Shopping Center
- ◆ Handicap Accessible
- ◆ Highly visible with 7,800 ADT counts
- ◆ Anchored by Walgreens & Renegade Fitness
- ◆ Sprinklered; Public Water/Sewer; Natural Gas
- ◆ Zone GC-60
- ◆ Only 1 mile to Rhode Island border
- ◆ 252 Parking spaces
- ◆ 300' Road frontage



| DEMOGRAPHICS | 3 MILE | 5 MILE | 10 MILE |
|-------------------------------|--------|--------|---------|
| Total Population | 24,062 | 35,578 | 77,562 |
| Total Households | 10,587 | 15,884 | 33,898 |
| Household Income \$0—\$30,000 | 15.05% | 12.34% | 11.79% |
| \$30,001-\$60,000 | 17.73% | 17.35% | 16.29% |
| \$60,001-\$100,000 | 22.27% | 21.15% | 21.87% |
| \$100,001+ | 44.94% | 49.17% | 52.03% |

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





Zone GC-60

Permitted Uses:

Office, Retail, Personal Services, Financial, Restaurant, Day Care, Assembly, Wholesale...

By Special Permit: Laundry, Commercial Recreation, School, Theater, Wellness Center, Medical Clinic...

Avail Square Ft: 2,400 SF +/- total avail

Year Built: 1993

Zone: GC-60 Commercial

Traffic Count: 7,800 Daily average

Parking: 252 spaces

Frontage: 300 Ft.

Utilities: Gas heat

Public Water/Sewer/Gas

Proximity: Walgreens Pharmacy,
Renegade Fitness,
Pawcatuck Post Office,
Westerly, RI Town Line

Fully air conditioned