

# FOR LEASE

**FLEX SPACES**



**11 Freedom Way, Niantic, CT 06357**

**FOR LEASE**  
**800sf starting**  
**at \$900/mo**  
**plus util.**

**Norm Peck**  
Signature Properties  
of New England  
1031 Norwich-New London  
Turnpike #13  
Uncasville, CT 06382

860-447-8839 ext 7203  
NPeck@PropertiesCT.com

## **ROCKY NECK BUSINESS PARK**

- Flex space, divided into 800 SF units, each w/ private BA, A/C, and overhead door. Handicap accessible.
- Variable Rental Rates

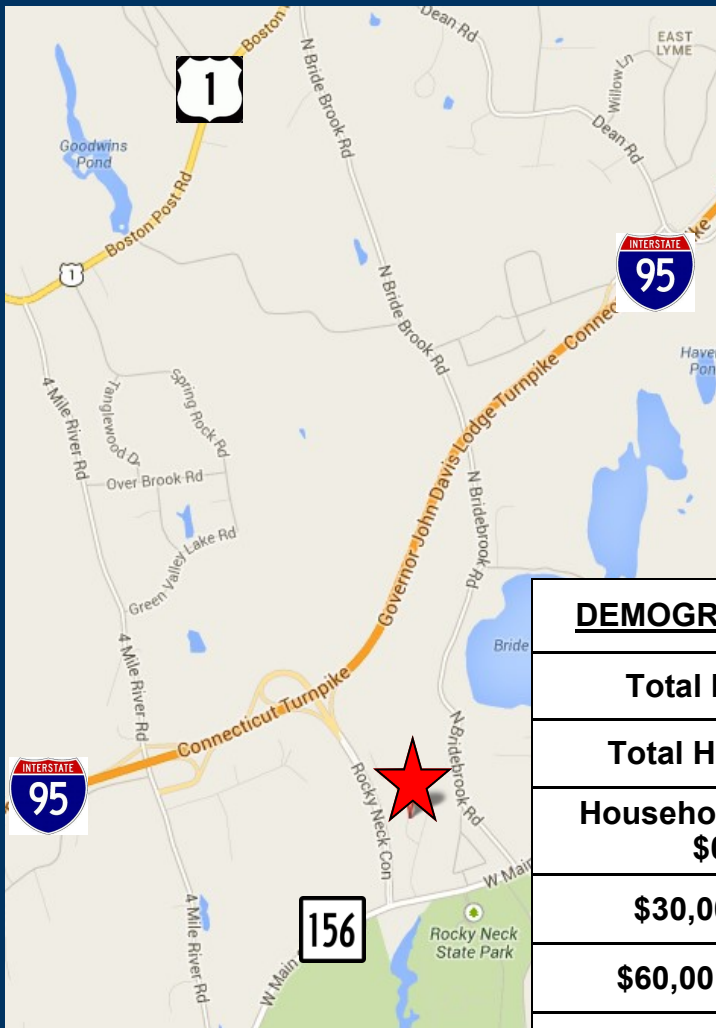


Variable sizes:

800sf  
1,600sf  
3,200sf  
4,000sf







| <b><u>DEMOGRAPHICS</u></b>                | <b><u>3 MILE</u></b> | <b><u>5 MILE</u></b> | <b><u>10 MILE</u></b> |
|---|----------------------|----------------------|-----------------------|
| <b>Total Population</b>                   | 18,038               | 33,607               | 114,214               |
| <b>Total Households</b>                   | 7,496                | 14,323               | 46,995                |
| <b>Household Income:<br/>\$0—\$30,000</b> | 12.93%               | 12.52%               | 16.36%                |
| <b>\$30,001-\$60,000</b>                  | 13.37%               | 13.16%               | 16.41%                |
| <b>\$60,001-\$100,000</b>                 | 18.85%               | 19.05%               | 20.98%                |
| <b>\$100,001+</b>                         | 54.86%               | 55.26%               | 46.25%                |

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