

821 Boston Post Road, Old Saybrook

FOR LEASE – 4,000 SF NEW Medical Space with Elevator

DEMOGRAPHICS

POPULATION

1 mile: 3,577

3 miles: 14,805

5 miles: 26,169

HOUSEHOLDS

1 mile: 1,527

3 miles: 6,330

5 miles: 11,261

AVG. HOUSEHOLD \$

1 mile: \$87,536

3 miles: \$110,313

5 miles: \$117,711



\$24.50/SF PLUS NNNS FOR "VANILLA BOX" SPACE

- Contact for NNN costs
- Additional cost for custom build-to-suit
- 4,000 SF second floor medical/professional space with elevator access
- Space can be subdivided, open layout of your configuration
- Ground up reconstruction of entire property
- Large common shared parking lot
- City Water and Septic
- Traffic Count: 10,000 ADT
- Electric Heating and Cooling
- 1 mile from I-95 ramp
- Located on Route 1, walking distance to many national and local retailers

LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

www.LymanRE.com

SAM LYMAN

Main Office:

1160 Boston Post Rd,
Westbrook, CT 06498

Mailing Office:

73 Second Ave,
Westbrook, CT 06498

Office: (860) 887-5000

Mobile: (860) 876-0359

Email: saml@lymanre.com

INTERIOR AND LOBBY PHOTOGRAPHS



ELEVATOR SHAFT

AERIALS



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OTHER PHOTOGRAPHS AND TENANTS



NEARBY TENANTS

- Staples
- Ocean State Job Lot
- Dunkin
- Town Fair Tire
- Dollar Tree
- O'Reilly's Auto Parts
- Agway

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NEARBY TENANTS

- Marshalls
- Walmart
- HomeGoods
- Five Below
- Stop & Shop
- Ben & Jerry's
- Starbucks
- Advance Auto Parts
- Burger King

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