

FOR LEASE OFFICE



1057 Poquonnock Rd., Groton, CT 06340

FOR LEASE

\$1,150/mo
plus electric

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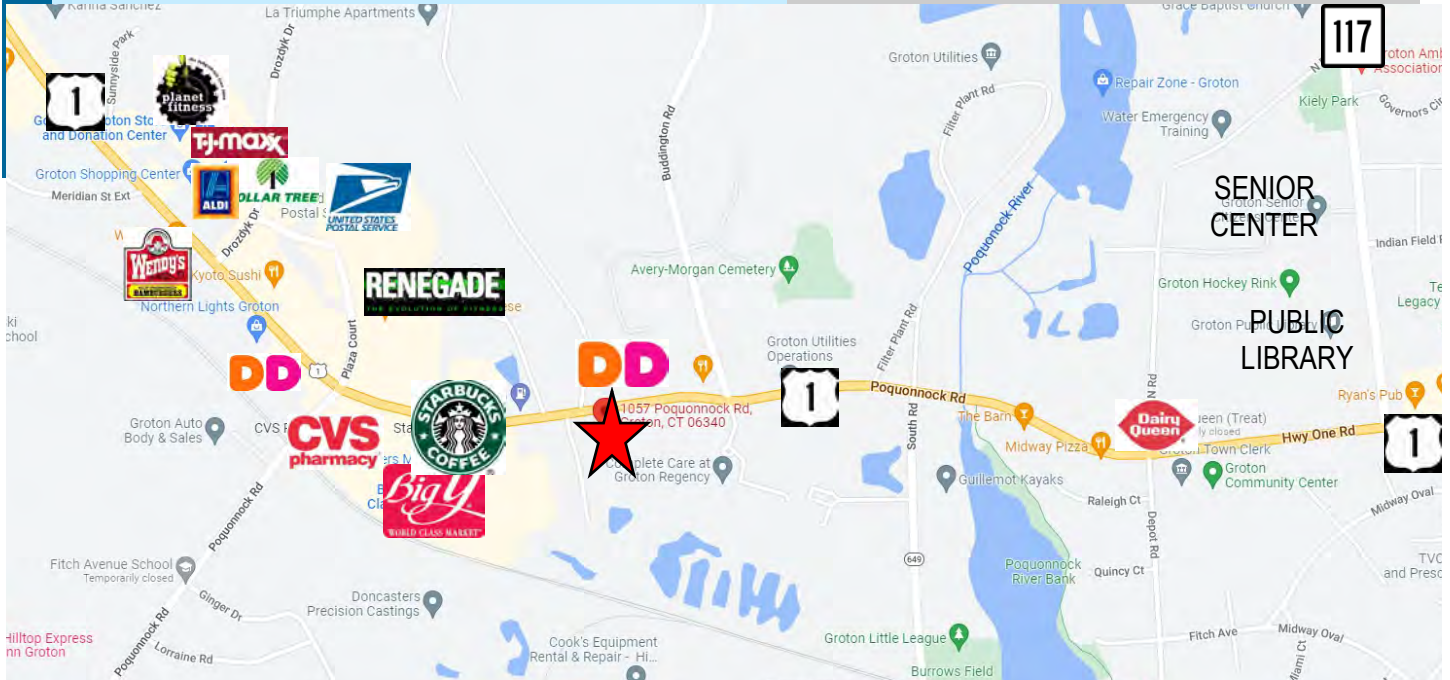
PEQUOT COMMERCIAL

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

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

- ◆ 825sf Office handicap accessible and includes:
 - Small kitchenette
 - Bathroom
 - Two entrances (one has small enclosed entry)
 - Three offices
 - Two A/C
 - Electric heat
- ◆ Handicap accessible on 1st floor only
- ◆ Lighted sign on marquee outfront
- ◆ Highly visible w/ 12,200 Average Daily Traffic counts
- ◆ Off-street parking

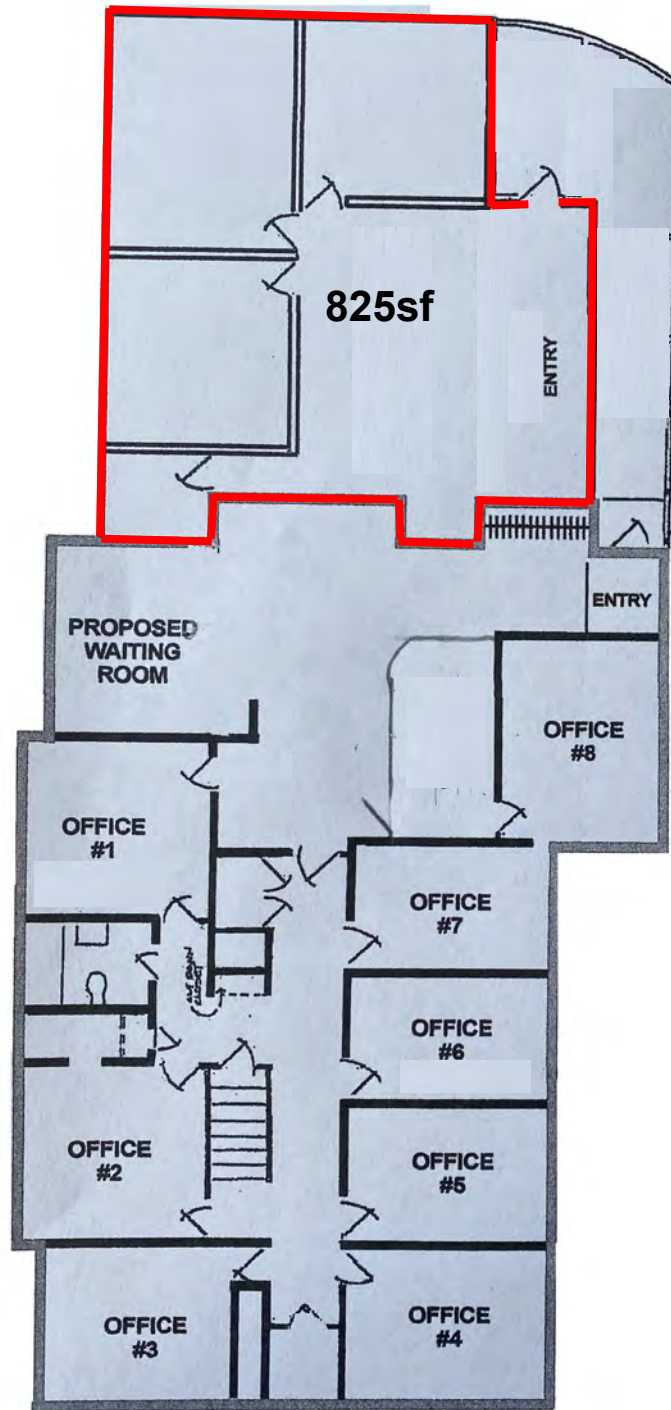
*Individual offices on both floors
also available, 107+/-sf to 150+/-sf*



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population			
Total Households			
Household Income \$0—\$30,000	14.77%	15.55%	25.14%
\$30,001-\$60,000	22.62%	22.85%	24.32%
\$60,001-\$100,000	22.65%	24.15%	21.42%
\$100,001+	39.94%	37.47%	29.27%

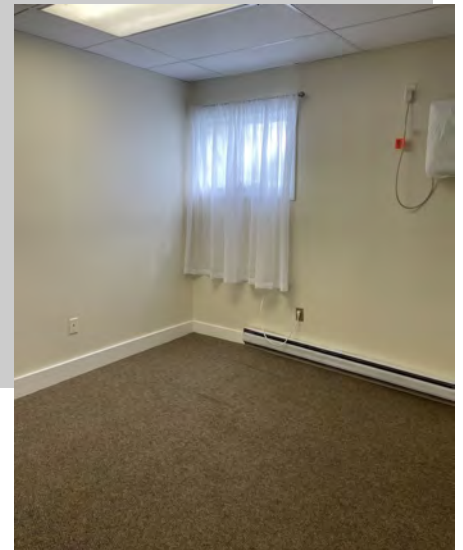
Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.

825sf FIRST FLOOR



STREET VIEW





First floor
825sf

