



Gales Ferry, CT
1666 Route 12
Ledyard, CT 06335

Space for Lease:
3,875 SF, 3,535 SF, 2,093 SF,
1,890 SF, and Pad Sites



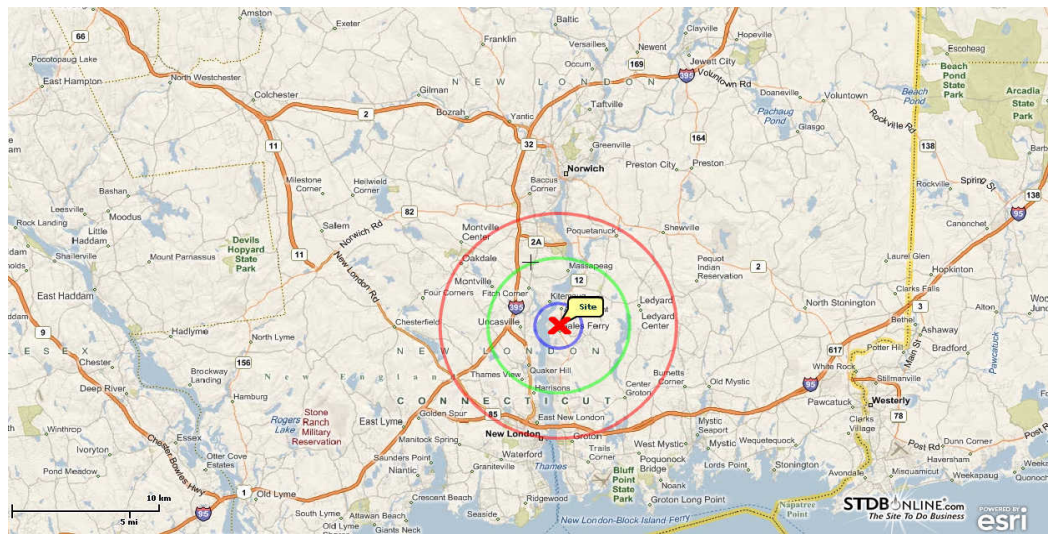
Demographics

Population

1 Mile	2,611
3 Mile	17,248
5 Mile	53,450

Median HH Income

1 Mile	\$52,410
3 Mile	\$43,957
5 Mile	\$36,685



www.oceanstatejoblot.com/realestate

For more Information contact us at:

David Steinberg: Phone 401-552-4292 or e-mail: d.steinberg@osjl.com



Highlights

- GLA: 69,822 SF
- Tenants: Ocean State Job Lot, Dollar Tree, McDonalds, Gales Ferry Spirit Shop, Chopstix Restaurant, Nail Salon, Dance Country, Luna Hair Salon and Dunkin Donuts
- Spaces Available: 3,875 SF, 3,535 SF, 2,093 SF, 1,890 SF, and Pad Sites.
- Potential for 14,000 SF Pad Site
- Traffic Count: 12,700 per day
- New Pylon right on newly installed traffic signal on RTE 12
- Center is in the middle of being renovated with a new pylon and new LED parking lot lights with more improvements coming.



Site Plan Key		
KEY	Tenant	SF
01	Dance Country	2,431
02	Thirty Group	2,546
13	Available	3,535
99	Ocean State Job Lot	37,908
03	Dollar Tree	9,000
04	Nail Salon	1,456
05	Available	2,093
06	Available	1,890
07	Luna Hair Salon	1,092
08	Chopstix	1,445
09	Gales Ferry Sprit Shop	2,800
10	Available	3,875
11	Potential Pad Site	14,000
12	Potential Pad Site	4,000
		70,071

To See All of Our Available Space Please Visit:
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