

426 Salem Turnpike, Bozrah FOR LEASE - 1st & 2nd Floor Retail/Office Space



First Floor:
\$1,500/month
Gross + Utilities

- ⇒ ~1,500 SF w/ reception window & lobby area, open floor concept. Three offices/rooms

Second Floor:
\$ 900 month
Gross + Utilities

- ⇒ 840 SF w/ two offices and file room.
- ⇒ Located just over Norwich town line
- ⇒ Easy access to I-395
- ⇒ Traffic Count: 6,300 ADT
- ⇒ Other Tenants: Bozrah Pizza, Currie's Plumbing & HVAC, Small Jay CPA
- ⇒ City gas, well water, and septic

LYMAN

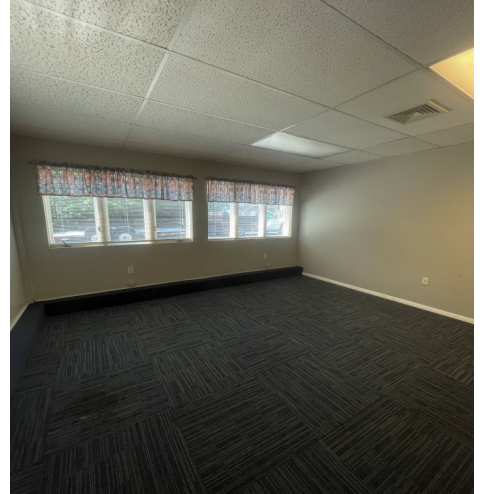
REAL ESTATE BROKERAGE & DEVELOPMENT

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First Floor Pictures



Second Floor Pictures



Demographics	1 MILE	3 MILES	5 MILES
Total Population	938	12,251	46,708
Total Households	382	4,901	18,144
Average Household Income	119,078	103,841	92,012

All information stated is from sources deemed reliable and is submitted subject to errors, omissions, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.