

FOR SALE: \$3,500,000

1681 WEST MAIN ST., WILLIMANTIC, CT



- ⇒ 12,696 SF
- ⇒ B2A ZONE
- ⇒ 1.16 ACRE
- ⇒ YEAR BUILT 1988
- ⇒ CENTRAL HVAC
- ⇒ PUBLIC WATER/SEWER
- ⇒ TENANTS: LIBERTY BANK, BLONDIES DINER
- ⇒ Shared huge parking lot
- ⇒ On busy Route 32
- ⇒ Traffic Count: 16,300
- ⇒ Direct access to and visibility from Route 6 w/traffic count 29,600
- ⇒ In front of Ocean State Job Lot
- ⇒ Frontage: 306 Ft. on Route 32
- ⇒ Close to UCONN & ECSU

Also 2 Spaces

Available For Lease:

\$18/SF NNN

- ⇒ 4,912± Total SF Available (Subdividable)
- ⇒ 2 Spaces: 2,762 SF & 2,150 SF, shown on page 2
- ⇒ Large window visibility

LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

www.LymanRE.com

RON LYMAN

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1160 Boston Post Rd.
Westbrook, CT 06498

860-887-5000 Office

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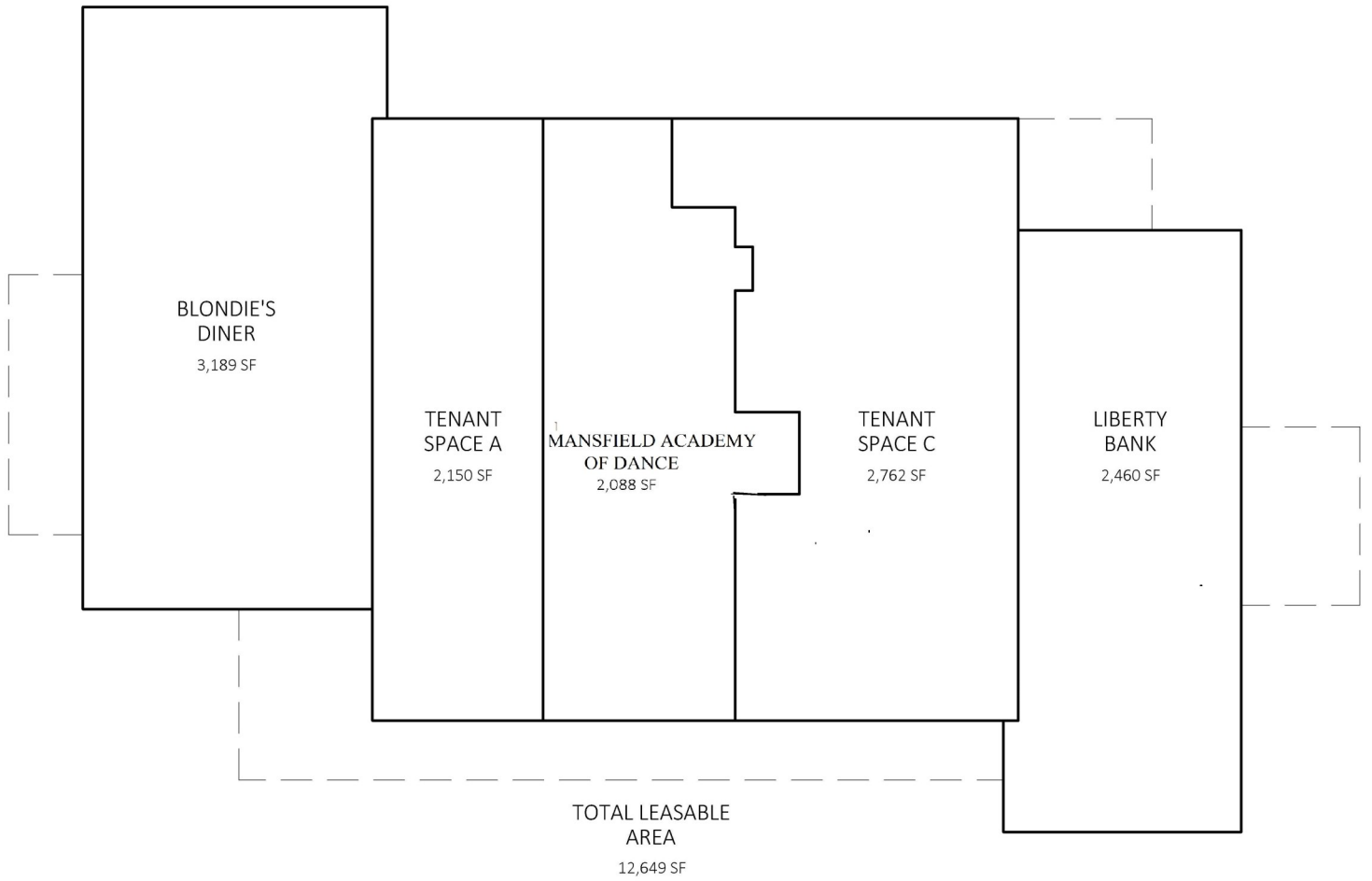
ronl@lymanre.com



LOCATION PLAN

NTS

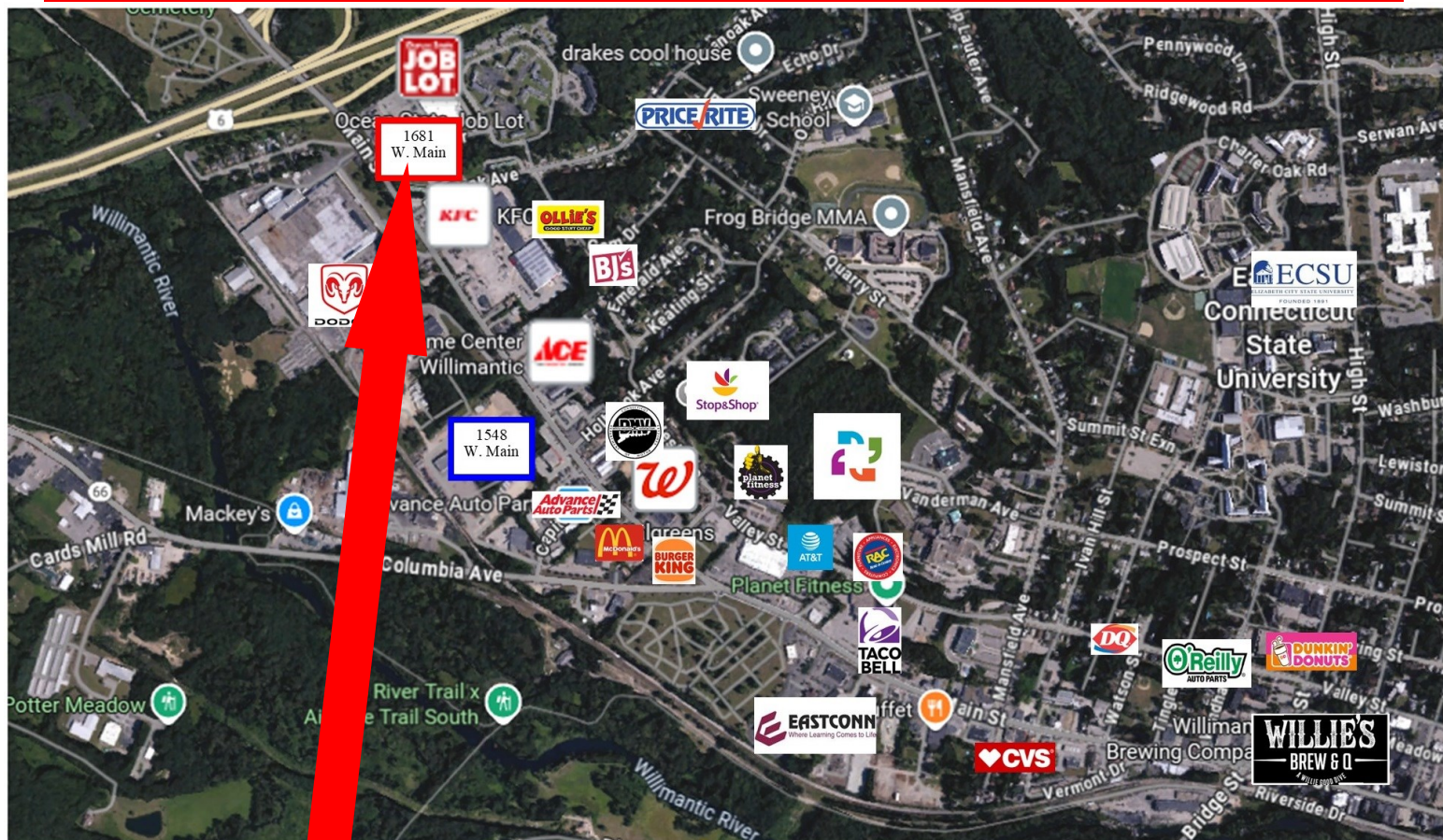
FLOOR PLANS



EXISTING FLOOR PLAN



AREA MAP & DEMOGRAPHICS



SUBJECT PROPERTY

Demographics	1 MILE	3 MILES	5 MILES	10 Miles
Total Population	6,426	26,282	38,092	96,231
Total Households	1,816	9,518	14,228	32,952
Average Household Income	\$45,119	\$64,952	\$80,045	\$97,307

All information stated is from sources deemed reliable and is submitted subject to errors, omission, 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.

1681 West Main, Willimantic

Liberty Bank

2,500 SF @ \$28.00/sf NNN \$62,500.00 /yr NNN

CBBH Enterprises, LLC

3,200 sf @ \$28.51/SF gross \$91,232.00 /yr gross

Vacant

5,000 sf @ \$18/sf NNN \$90,000.00 /yr NNN

Mia Pomereke, (DBA Mansfield Academy of Dance)

2,000 @ \$18 SF/ gross \$36,000.00 /yr gross

Potential Gross Income \$279,732.00 +NNNs

10% Vacancy - \$27,973.20

Effective Gross Income \$251,758.80 /yr

÷.07= \$3,596,554.29 Value