

Quiambaug Cove Professional Center

107 WILCOX RD
STONINGTON, CT



17513 SQFT

BUILDING SIZE

\$2,500,000

ASKING PRICE

\$300K

Gross Income



MANTAS LAURECKIS

(860) 846-3504

mantas@billheenan.net

www.thebillheenanteam.net

WILLIAM RAVEIS

CONFIDENTIALITY AGREEMENT

In connection with the disclosure of information related to the subject property, provided by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant acknowledges that all such information is proprietary and confidential to Seller/Landlord. Purchaser/Tenant agrees that this information will not be used, copied, or disclosed to any third parties, except for Purchaser's/Tenant's legal, financial, or professional advisors involved in evaluating the property, without prior written consent from Seller/Landlord. Seller/Landlord reserves the right to enforce this agreement through injunctive relief or by seeking damages for any breach, in any court with appropriate jurisdiction.

ABOUT THE PROPERTY



PROPERTY SUMMARY

Property Type	Office
Building	Class C
Building Size	-17,513 SF
Year Built	1965
Stories	1
Units	~20 Office Suites
Land Size	6.95 Acres
Parking Approx.	85 spaces
Zoning	RR-80
Construction	Brick
Utilities	Well & Septic
HVAC	Central Air / Gas Heat
Traffic count	6,000 - 7,500 vehicles per day

Key Highlights:

- Established multi-tenant office investment
- Long-term stabilized asset performance
- Prime Mystic / Stonington shoreline location
- Easy access to I-95 and downtown Mystic
- Strong local professional and medical tenant demand
- Flexible suite sizes supporting broad tenant appeal
- Diversified professional tenant base
- Attractive opportunity for 1031 exchange buyers, private investors.
- Value-add potential through rent optimization
- Limited competing office inventory in market

[SCHEDULE A PRIVATE TOUR](#)

ABOUT STONINGTON, CT

Stonington, Connecticut is a historic coastal town located in Southeastern Connecticut along the Atlantic shoreline.

Population is modest, but the town functions as part of the Mystic regional economy, one of the strongest tourism and lifestyle markets in New England.

- *Desirable New England shoreline community
- *High second-home ownership
- *Strong household incomes
- *Limited commercial inventory
- *Strategic Regional Location
- *Between New York City and Boston
- *Immediate access to I-95 corridor
- *Adjacent to Mystic tourism hub



LOCAL AMENITIES

RESTAURANTS

- Noah's
- Dog Watch Cafe
- Water street Cafe
- Andiamo
- Whitecrest Eatery
- Dock 9

SHOPPING

- Big Y
- CVS
- Olde Mistick Village
- Stop & Shop
- McQuade's

ACCESS

- Minutes away from I-95
- Close proximity to 395 N and S connector

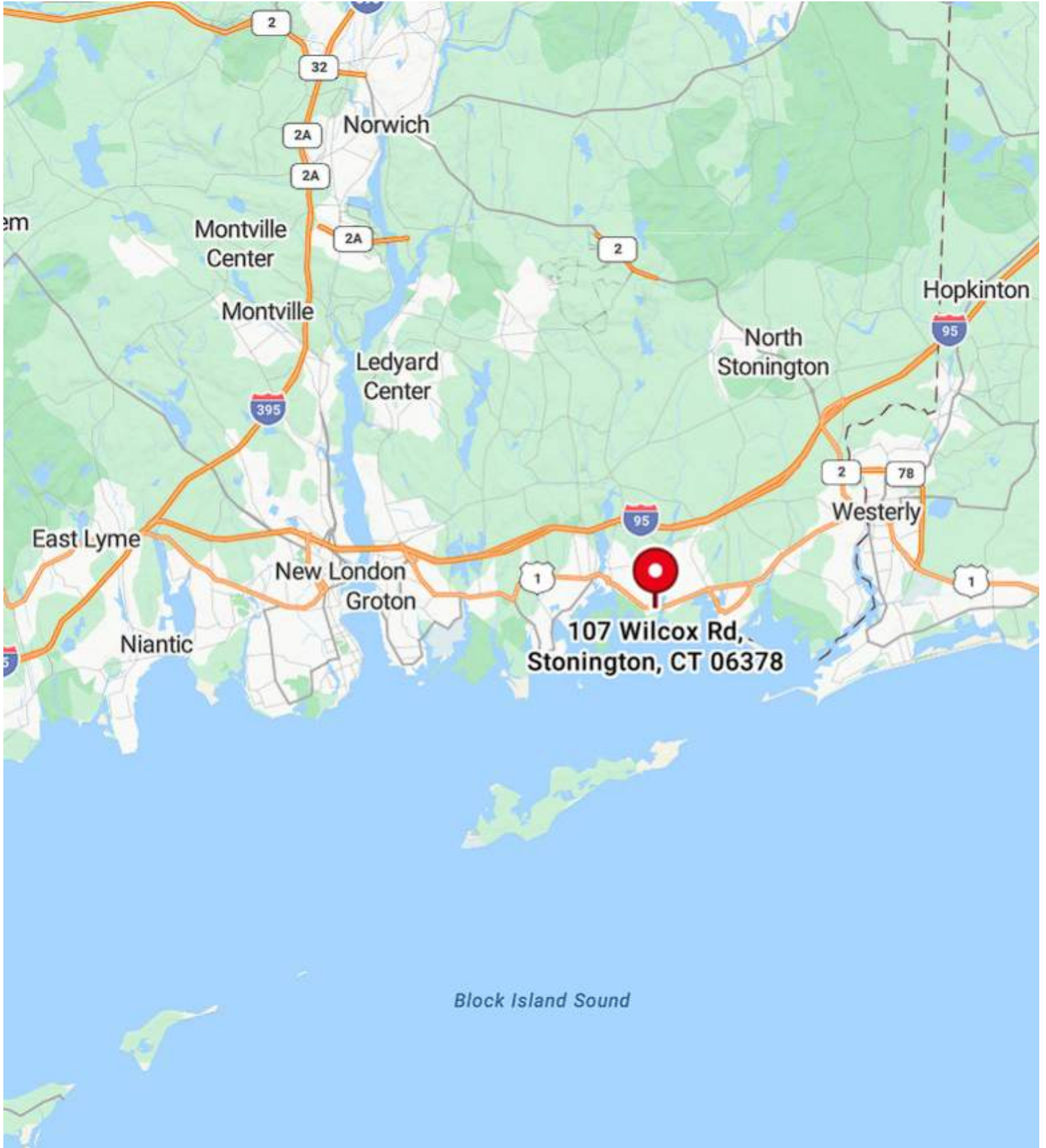
LOCAL AMENITIES

- Mohegan Sun Casino
- Foxwoods Resort Casino
- Mystic Aquarium
- Du Bois Beach

- Downtown Mystic
- Downtown Stonington Borough
- Mystic Seaport Museum

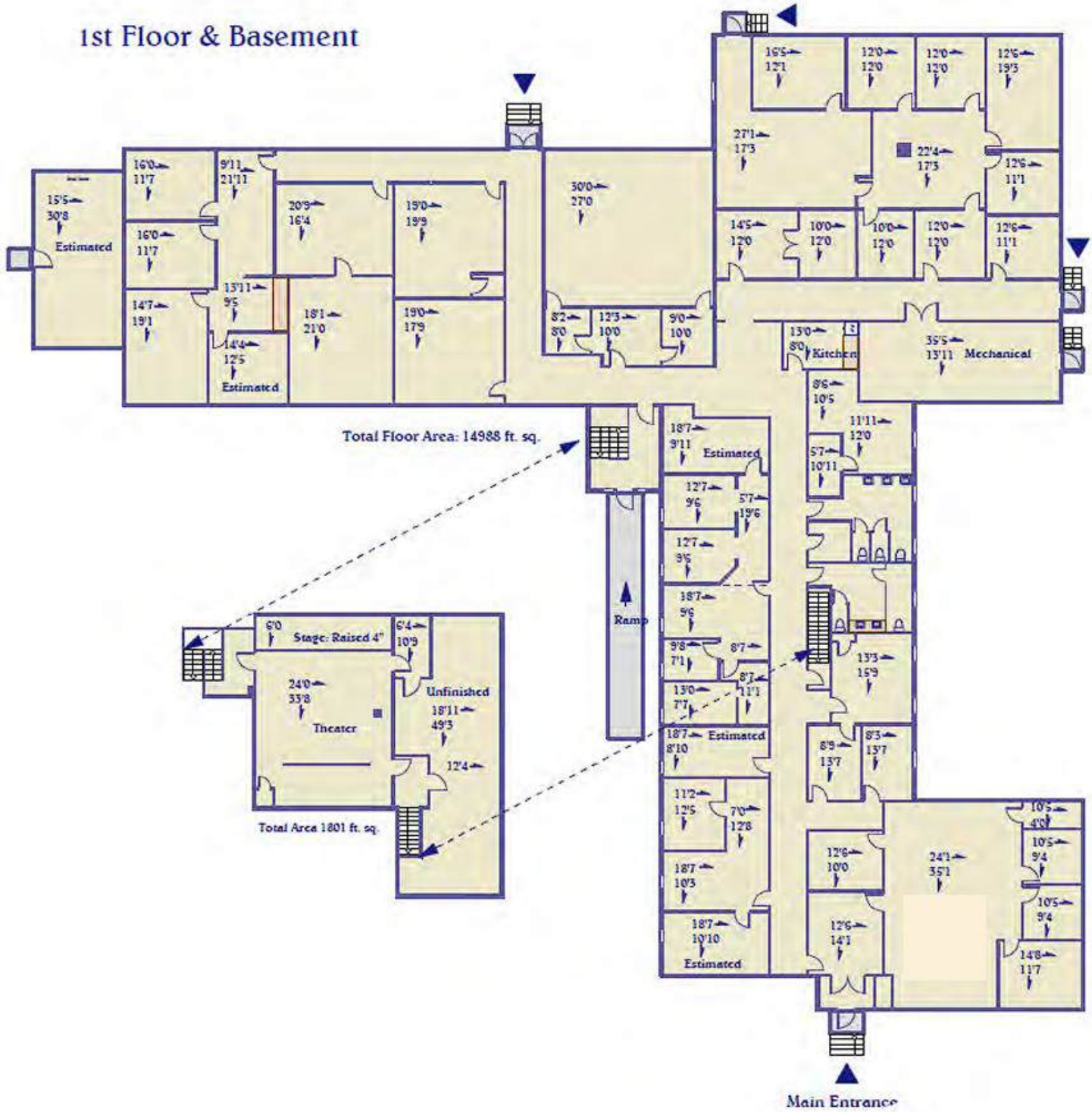


LOCATION MAP



Floor Plan

1st Floor & Basement



Aerial Pictures



Interior Pictures



Overview

107 Wilcox Road is a well-established multi-tenant professional office property located within the highly desirable Mystic/Stonington shoreline market of Southeastern Connecticut. The property operates as a campus-style office environment serving a diverse mix of professional, medical, and service-oriented tenants.

Strategically positioned minutes from Downtown Mystic, Stonington Borough, and Interstate-95 access, the property benefits from strong regional connectivity while maintaining a quiet professional setting attractive to long-term tenants.

The building offers flexible suite configurations supporting small and mid-size office users, contributing to diversified income streams and reduced vacancy exposure. The surrounding coastal community provides strong lifestyle amenities, stable demographics, and limited competing office inventory — characteristics highly sought by private investors and 1031 exchange buyers.

Ownership has maintained the property as a stable income-producing asset, positioning it as an attractive opportunity for investors seeking consistent cash flow within a supply-constrained shoreline market.

Key Property Facts

Multi-tenant professional office building

Approx. 17,500 SF building area

Situated on 6.95 acres

Campus-style layout with ample parking

Established tenant base

Mystic / Stonington coastal location

Accessible to I-95 corridor

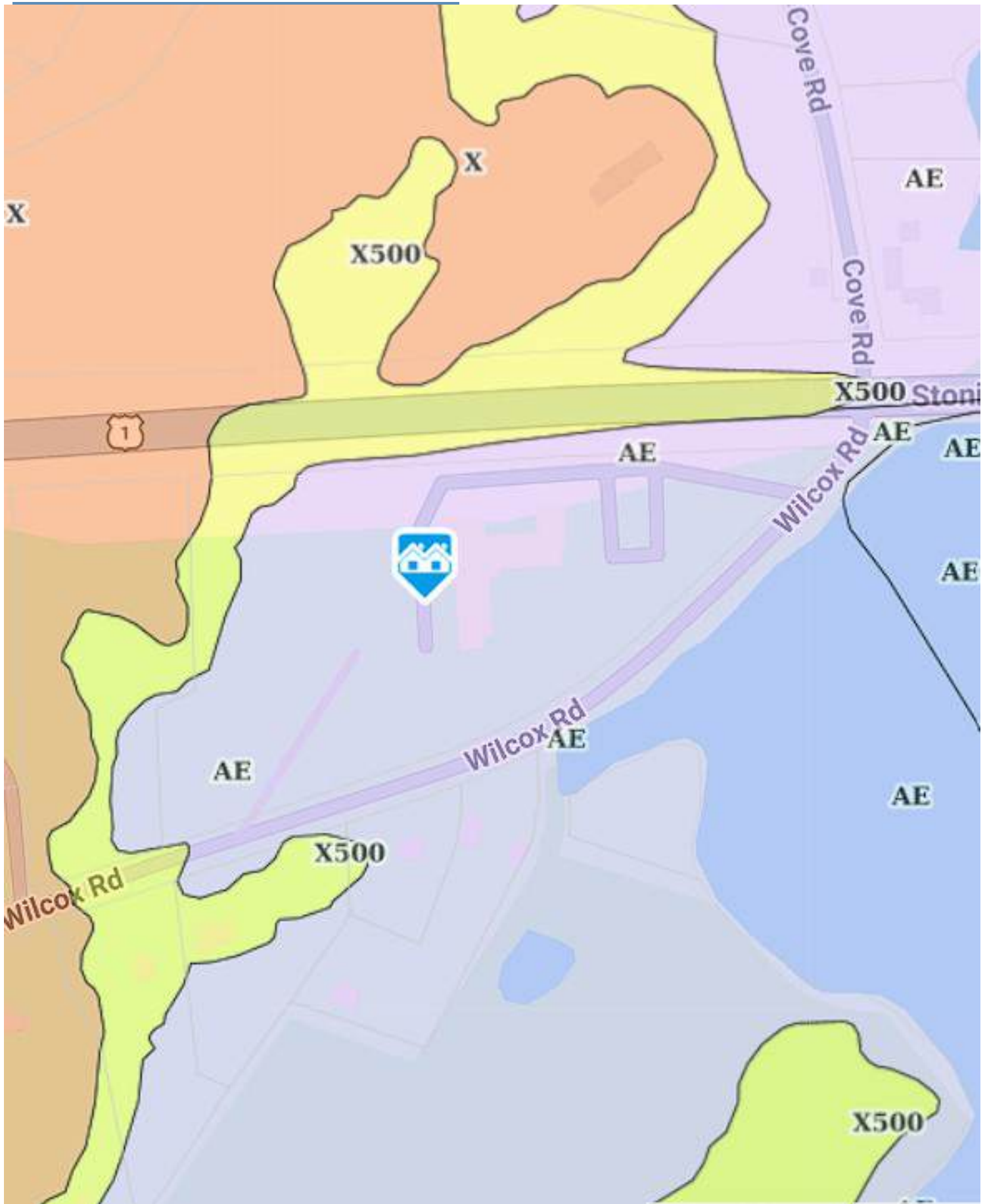
Stable long-term investment profile

Cell Tower

Solar Panels

44 seat Private Movie Theatre

Flood Map



Parcel Outline

