

# FOR LEASE Office / Retail



163 South Broad St., Pawcatuck, CT 06379

## FOR LEASE

800sf Retail/Office  
@ \$950/mo + util

1,600sf Retail/Office  
@ \$1,900/mo + util

Norm Peck

**Pequot Commercial**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333  
860-447-9570 x133  
860-444-6661 Fax  
npeck@pequotcommercial.com

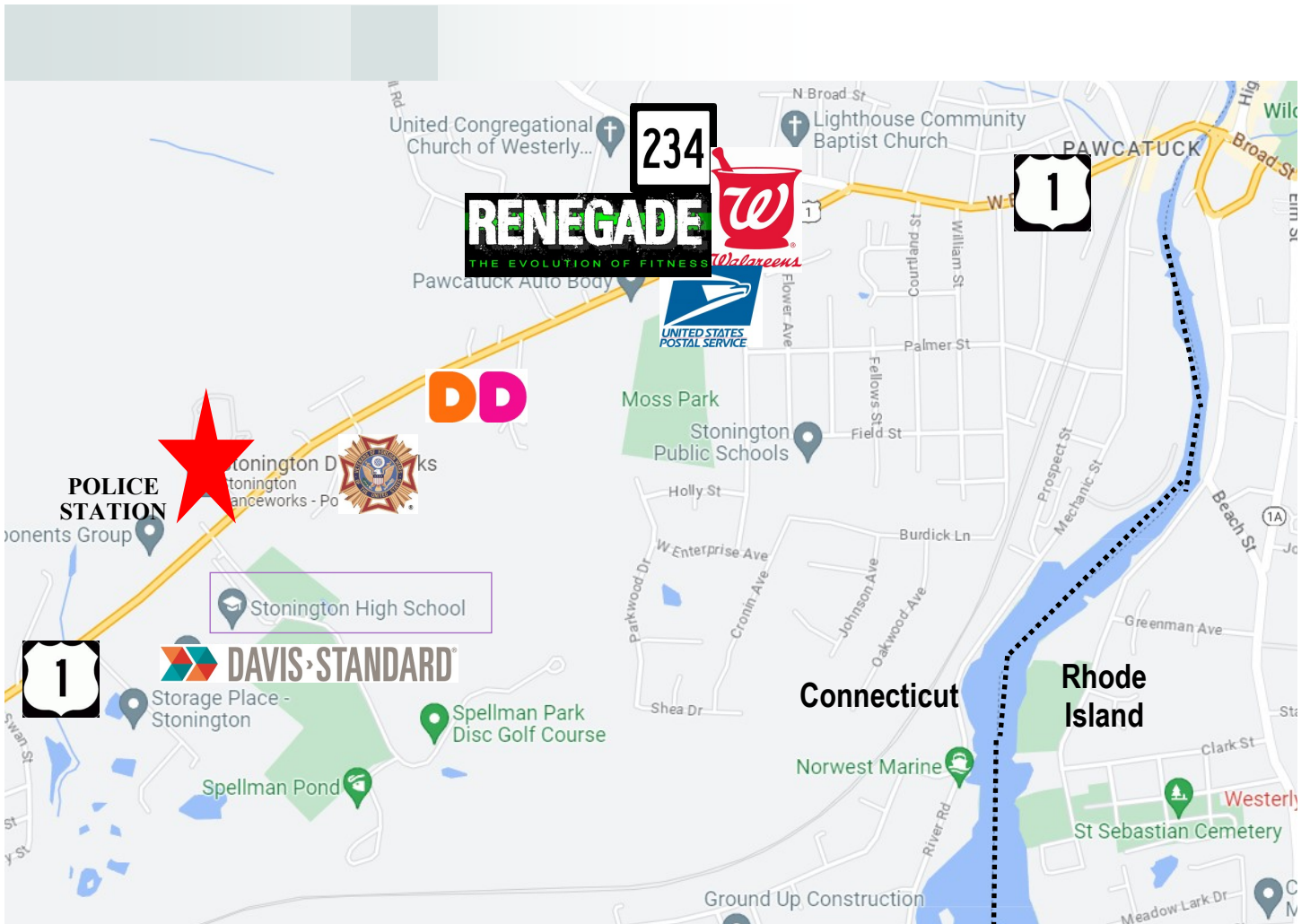
- » Two Retail/Office spaces available for lease:
  - 800sf @ \$950/mo + util
  - 1,600sf @ \$1,900/mo + util

» Public Water / Sewer; Natural gas

» Located across from Stonington High School and next to Stonington Police Dept

» Ample parking on 3+ acres w/ 275' Road frontage

» Zone GC-60



| DEMOGRAPHICS                         | 3 MILE | 5 MILE | 10 MILE |
|--------------------------------------|--------|--------|---------|
| <b>Total Population</b>              | 24,517 | 37,918 | 82,103  |
| <b>Total Households</b>              | 10,769 | 16,926 | 35,989  |
| <b>Household Income \$0—\$30,000</b> | 15.12% | 12.52% | 11.71%  |
| <b>\$30,001-\$60,000</b>             | 17.90% | 16.74% | 16.34%  |
| <b>\$60,001-\$100,000</b>            | 21.67% | 20.63% | 26.13%  |
| <b>\$100,001+</b>                    | 45.32% | 50.11% | 50.88%  |

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