

572 THAMES STREET

Groton

\$1,250,000

1.275 ACRES



Prime commercial investment property located at 572 Thames Street and 28 Poquonnock Road, Groton, CT. This well-maintained parking lot offers ample space for vehicle storage and is strategically positioned in a high-traffic, high-demand area. Perfectly situated near Electric Boat, Pfizer, waterfront attractions, and major transportation routes, this property offers significant potential for steady income generation. With limited parking options in the area, this property is a rare opportunity for those looking to capitalize on the growing demand for parking in Groton. Whether you're interested in maintaining its current use or exploring future redevelopment, this property offers long-term value and flexibility.

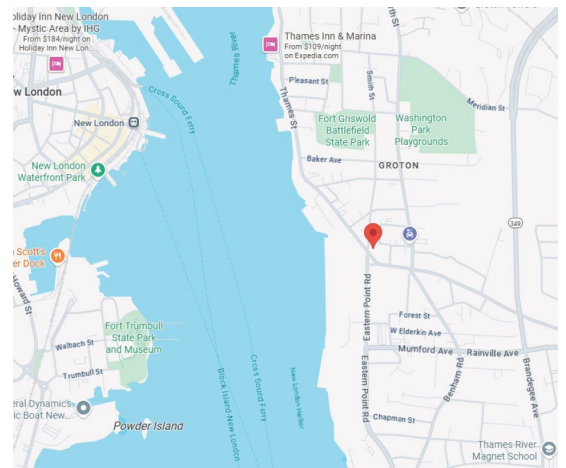


Heather Gianacoplos

860.908.4705

heather.gianacoplos@compass.com

www.mysticre.com



COMPASS



Jones Parking Lot Info

- Total Parking spots available in the winter 116.
- Total parking spots in the summer 124.
- Spots available fluctuate due to reducing the number of customers for snow removal operations.
- Total second-shift Customers is 46.
- The grass parcel is a separate commercially zoned parcel that can be developed or leased to generate additional revenue.
- Financials available upon request and subject to execution of a Non Disclosure Agreement