

WAREHOUSE/RETAIL SPACE WITH OFFICE & FULL BASEMENT FOR STORAGE



DEMOGRAPHICS

TOTAL POPULATION

1 MILE:	4,309
3 MILES:	15,591
5 MILES:	28,509

TOTAL HOUSEHOLDS

1 MILE:	1,873
3 MILES:	6,462
5 MILES:	11,601

AVE. HOUSEHOLD INCOME

1 MILE:	\$94,257
3 MILES:	\$109,401
5 MILES:	\$122,701

FOR LEASE \$4,500/MONTH NNN

- 6,115 SF: across three floors (2,038 SF per floor)
- (1) standard size loading dock
- Warehouse/Retail Space with Office & Full Basement
- Modern architecture design with high-end building materials
- 0.8 mile or 3 minute drive to I-95 and local marinas/waterfront
- Year Built: 2012
- Exterior Renovated: 2025
- Zone: B-4
- Traffic Count: 7,600
- Located on busy retail corridor Route 1

Contact for Details:

SAM LYMAN

Phone

(860) 876-0359

Email

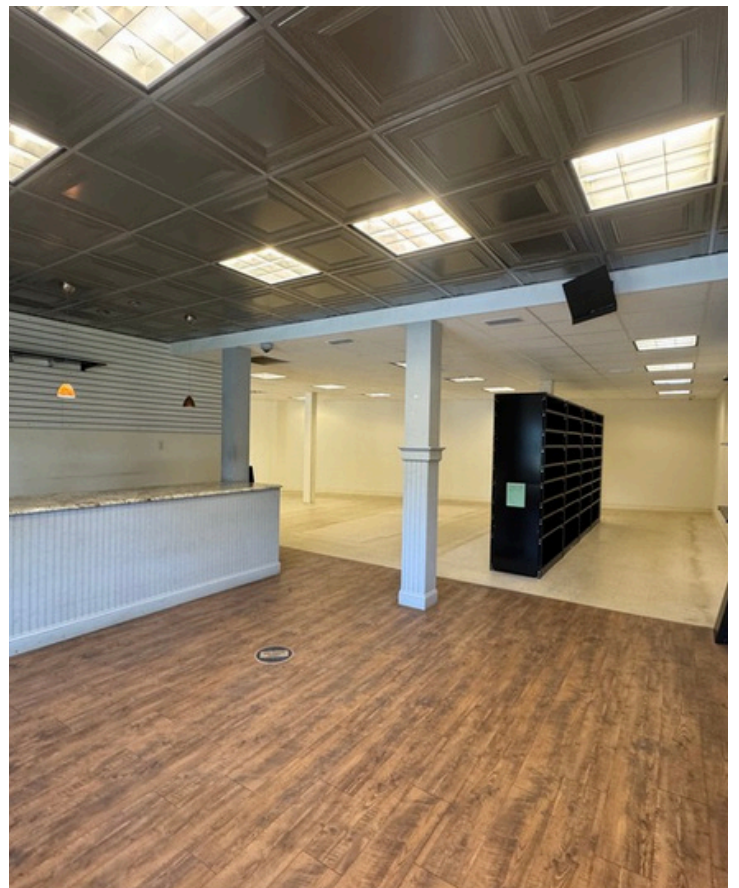
SL@retradeCRE.com

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(860) 600-4400 | (617) 600-4400  retradeCRE.com

27B W MAIN ST, CLINTON, CT 06413

MAIN LEVEL



LOWER LEVEL

DOUBLE DOOR ACCESS TO GROUND LEVEL



UPPER LEVEL



RETAIL MAP



NEARBY RETAIL & SERVICES

- Clinton Premium Outlets
- CVS Pharmacy
- McDonald's
- Ocean State Job Lot
- AT&T
- Starbucks
- Big Y
- The UPS Store
- Grand Apizza
- Cold Stone Creamery
- Petco
- Autopart International
- Paul Davis Restoration
- Jersey Mike's

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CONTACT US TODAY!

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