



Gales Ferry, CT
1666 Route 12
Ledyard, CT 06335

Space for Lease:
Spaces Available: 2,093 SF,
4,026 SF, and Pad Sites



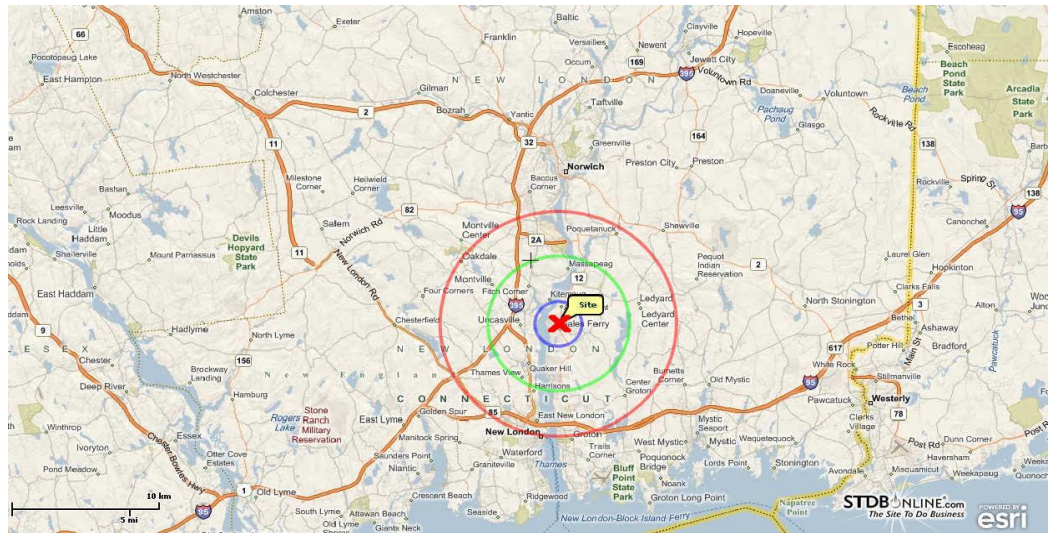
Demographics

Population

1 Mile	2,611
3 Mile	17,248
5 Mile	53,450

Median HH Income

1 Mile	\$52,410
3 Mile	\$43,957
5 Mile	\$36,685



www.oceanstatejoblot.com/realestate

For more Information contact us at:

David Steinberg: Phone 401-552-4292 or e-mail: d.steinberg@osjl.com



Highlights

- GLA: 70,071 SF
- Tenants: Ocean State Job Lot, Dance Country, Thirty Group, Dollar Tree, Nail Salon, My Pets World, Luna Hair Salon, Chopstix, Gales Ferry Spirit Shop, Goat Physical Therapy
- Spaces Available: 2,093 SF, 4,026 SF, and Pad Sites.
- Potential for 14,000 SF Pad Site
- Traffic Count: 12,700 per day
- New Pylon right on newly installed traffic signal on RTE 12



Site Plan Key		
KEY	Tenant	SF
01	Dance Country	2,431
02	Thirty Group	2,545
03	Dollar Tree	9,000
04	Nail Salon	1,456
05	Available	2,093
06	My Pets World	1,890
07	Luna Hair Salon	1,092
08	Chopstix	1,445
09	Gales Ferry Spirit Shop	2,800
10	Available	4,026
13	Goat Physical Therapy	3,535
1301	Ocean State Job Lot	37,908
11	Potential Pad Site	14,000
12	Potential Pad Site	4,000
		70,222

To See All of Our Available Space Please Visit:
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