

907 NORWICH NEW LONDON TPKE · UNCASVILLE, CT

SUITE 907B

FOR LEASE



SUITE 907B — 2,062 SF MOVE-IN READY CLINICAL BUILDOUT

Suite 907B offers 2,062 SF of fully finished clinical space, currently operating as a veterinary hospital, with six exam/clinic rooms, a treatment and imaging area, private office space, a kennel/boarding room, on-site laundry, a full bath, multiple plumbed sinks, and a bright storefront reception and retail area. Ideal for a veterinary, animal-care, medical, dental, or professional office user.

\$16.00/SF NNN

| Est. NNN ~\$4.50/SF

| Contact for Availability

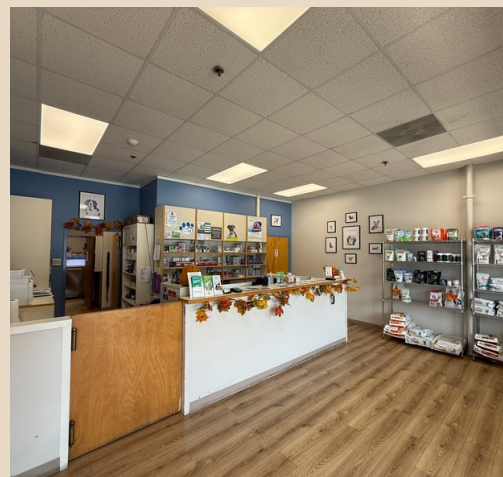


Gino Penasa
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THE PROPERTY

FOR LEASE



ESTABLISHED ROUTE 32 RETAIL PLAZA

907 Norwich New London Turnpike is an established 15,500 SF masonry retail plaza on Route 32 in Uncasville, anchored by a long-standing True Value hardware store and home to Uncasville Dental Associates. Suite 907B has its own storefront entrance under a covered walkway, ample free parking, and easy access to I-395, Mohegan Sun, and the greater Norwich–New London trade area.

15,500 SF Plaza

| 1.84 Acres · Zoned C-1

| Ample Free Parking



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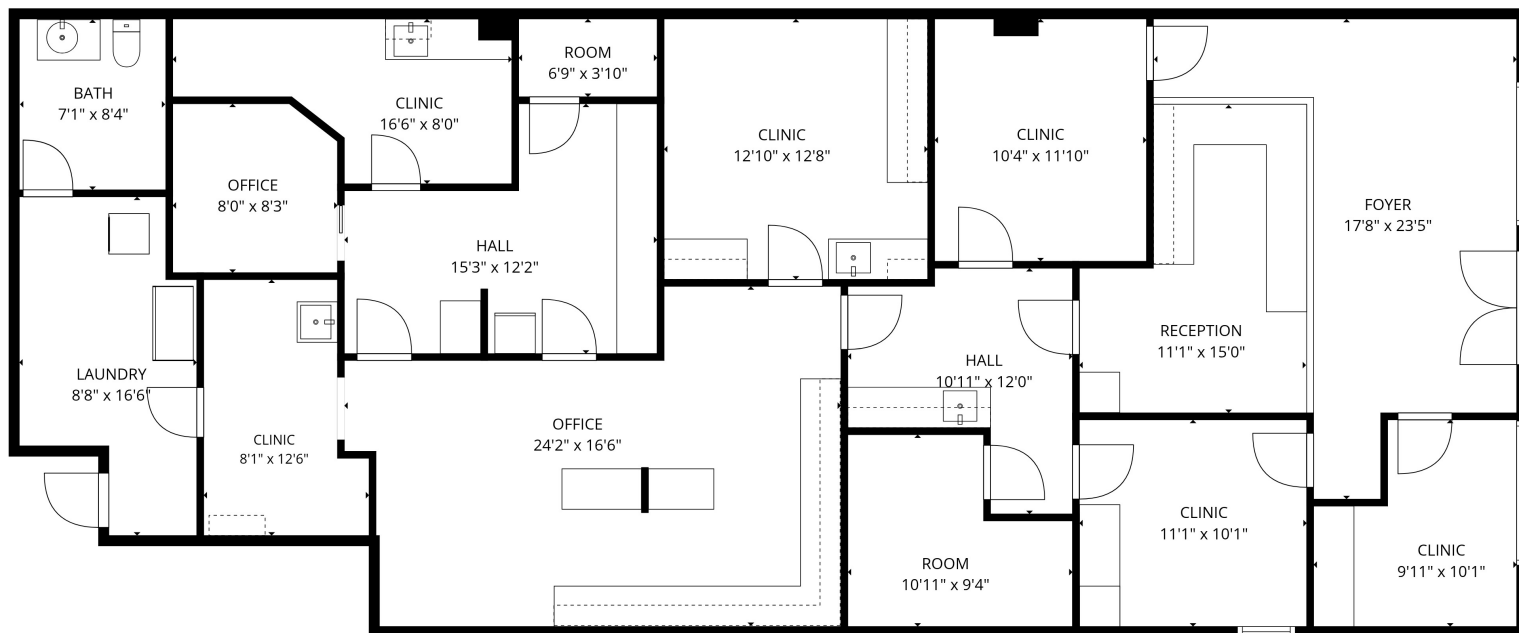
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SUITE 907B

FLOOR PLAN

2,062 SF INTERIOR · FIELD MEASURED



ROOM SCHEDULE

Foyer	17'8" x 23'5"	Clinic	16'6" x 8'0"	Office	24'2" x 16'6"	Laundry	8'8" x 16'6"
Reception	11'1" x 15'0"	Clinic	11'1" x 10'1"	Office	8'0" x 8'3"	Bath	7'1" x 8'4"
Clinic	12'10" x 12'8"	Clinic	9'11" x 10'1"	Room	10'11" x 9'4"	Hall	15'3" x 12'2"
Clinic	10'4" x 11'10"	Clinic	8'1" x 12'6"	Room	6'9" x 3'10"	Hall	10'11" x 12'0"

2,062 SF

INTERIOR AREA

6

EXAM / CLINIC ROOMS

1

FULL BATH

On-Site

LAUNDRY ROOM

Floor plan and room dimensions field measured via CubiCasa; deemed reliable but not guaranteed. Room labels reflect the scan and current use.



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UNCASVILLE, CONNECTICUT

LOCATION & TERMS

FOR LEASE



PROPERTY

BUILDING
15,500 SF single-story masonry, built 1990

SITE
1.84 acres · Zoned C-1 Commercial

CO-TENANTS
True Value Hardware, Uncasville Dental Associates

PARKING & UTILITIES
Ample free surface parking · public water, sewer & gas

LEASE TERMS

SUITE
907B · 2,062 SF

ASKING RENT
\$16.00/SF NNN

EST. OPERATING EXPENSES
~\$4.50/SF (taxes, insurance, CAM)

AVAILABILITY
Contact broker

IDEAL USE
Veterinary, animal-care, medical, dental, or professional office

TRADE AREA (5-MILE)

POPULATION
45,594

HOUSEHOLDS
16,769

MEDIAN HH INCOME
\$88,324

AVG. HH INCOME
\$109,336

TRAFFIC — RT. 32 AT MASSAPEAG RD
12,051 vehicles/day

Information believed reliable but not warranted; prospective tenants should verify independently. Interior photos show the suite in its current operating condition — tenant furnishings, equipment, and signage do not convey unless negotiated. Aerial imagery via CoStar/Google.



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