

FOR LEASE **OFFICES**



FOR LEASE
TWO OFFICE SPACES
ON 2ND FLOOR

47 Main St., Old Mystic, CT 06372

Judy Walsh
jwalsh@pequotcommercial.com

Heather Gianacoplos
heatherg@pequotcommercial.com

PEQUOT COMMERCIAL

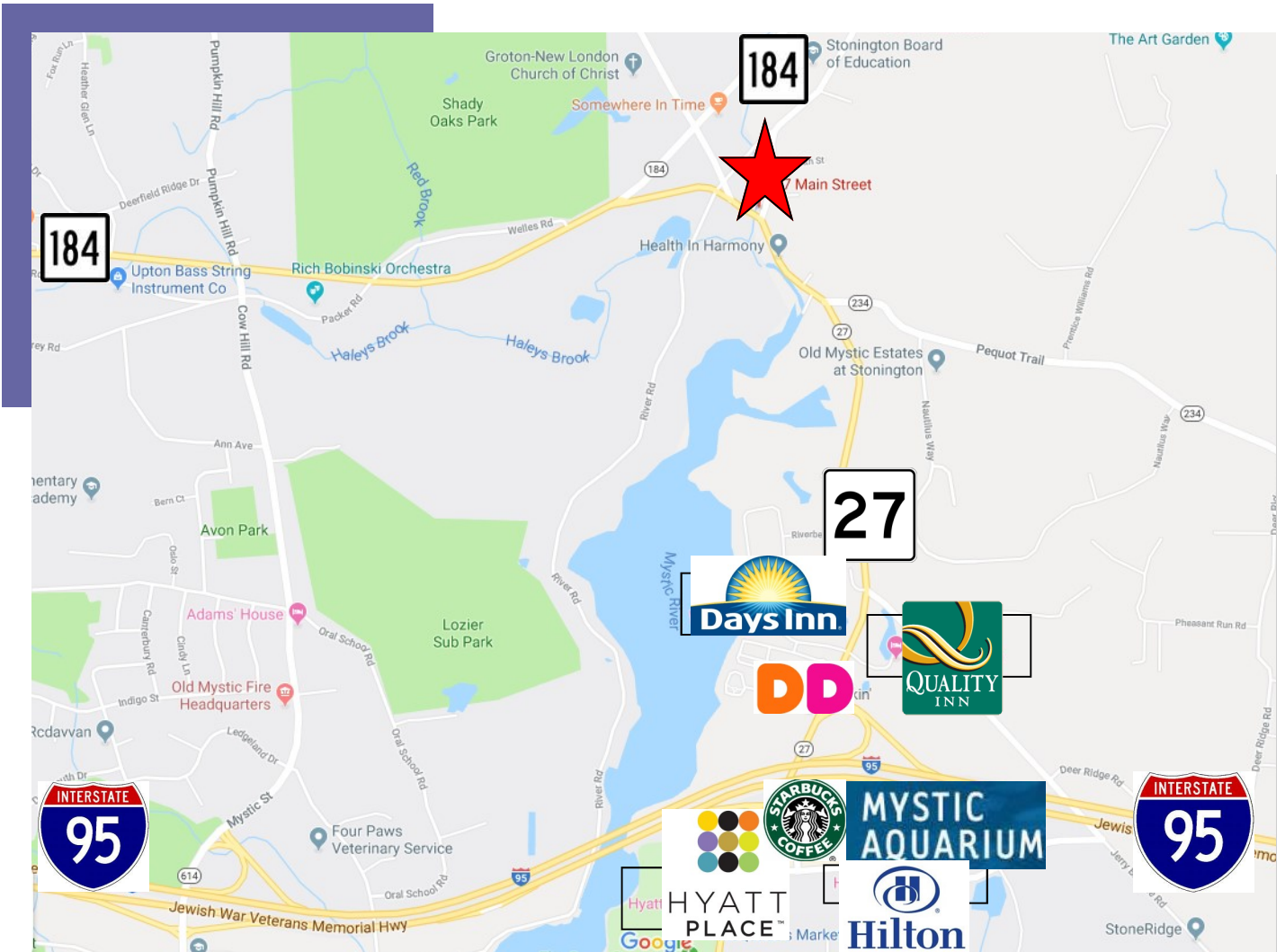
15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x153
Fax 860-444-6661

- » Two 2nd floor Office spaces:
 - Unit A 486.4 sf @ \$495/mo plus util
 - Unit B 447.8 sf @ \$480/mo plus util
- » Six parking spaces; Opportunity to use church parking across the street
- » Close to a mile to I-95
- » City Water/Sewer; Electric heat

1,919sf on first for also available

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

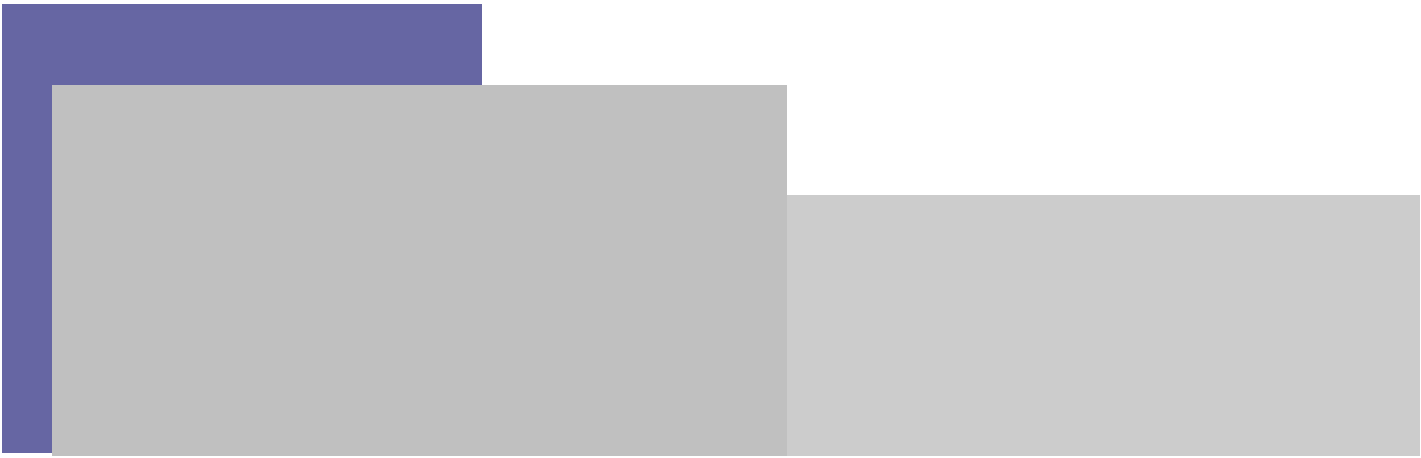


ZONE CS-5

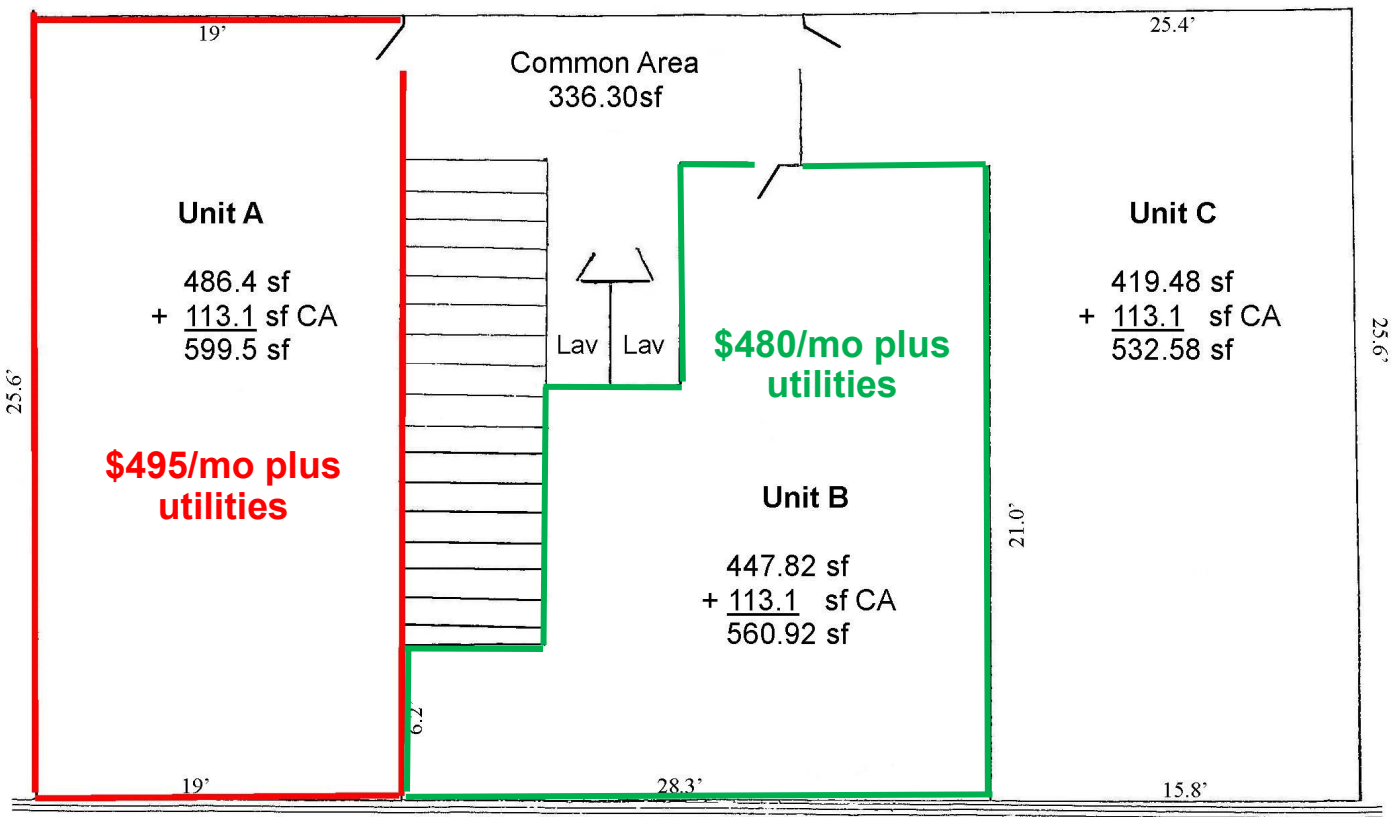
Permitted Uses: Office, Personal Services, Retail, Financial Institutions...

By Special Permit: Schools, Medical Clinics, Laundries & Laundromats, Liquor sale places for off-premises consumption...

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	12,470	30,553	148,615
Total Households	5,305	12,996	61,776
Household Income \$0—\$30,000	10.37%	10.77%	18.09%
\$30,001-\$60,000	18.40%	20.28%	21.46%
\$60,001-\$100,000	23.50%	23.31%	25.13%
\$100,001+	47.73%	45.64%	35.33%



47 Main Street, Old Mystic
2nd floor



Not to scale—for marketing purposes only.

STREET



Additional Off-Street parking across the street at the church.

