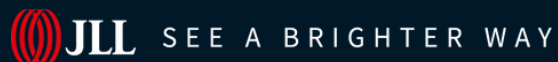




# For Lease

23 Clara Drive, Mystic, Connecticut

*50,000 SF Office / Medical / Retail Center with Abundant Parking*





Mixed Use Office / Retail Center  
23 Clara Drive  
Mystic, Connecticut

23 Clara Drive, Mystic, Connecticut is a unique, two (2) story, +/- 50,000 SF office / retail / medical complex offering efficient floor plans, individual tenant entrances and abundant parking. Tenants of 23 Clara are also surrounded by numerous walkable retail, restaurant and hotel options.

Property Features & Specifications

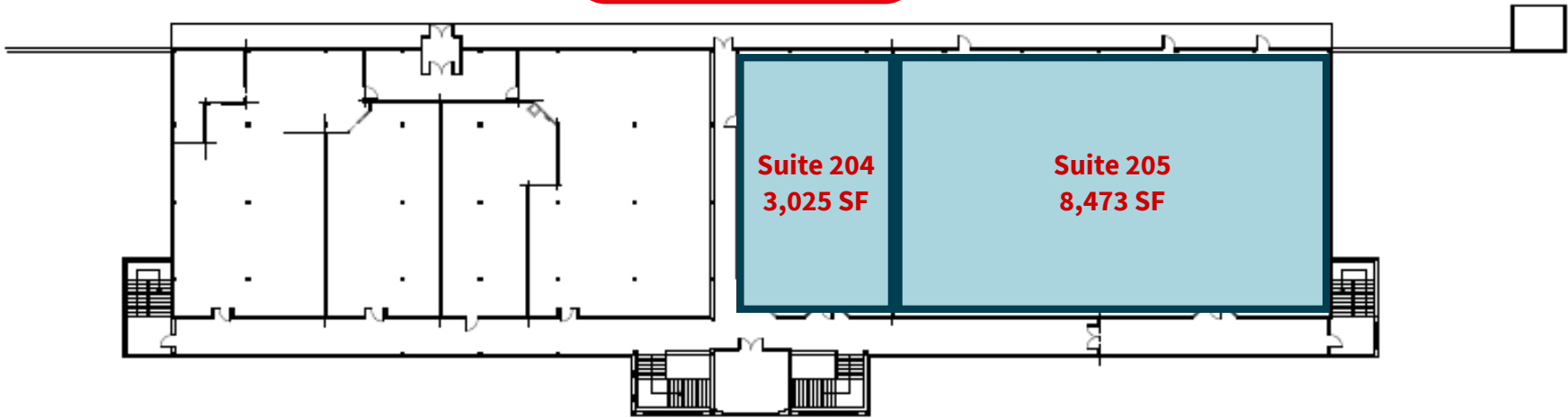
- +/- 50,000 SF Mixed Use Complex on 6.23 Acres
- 1,550 SF - 10,000+ SF Available
- Adjacent to a Freestanding Starbucks Cafe
- Affluent Area Demographics
- 5 Spaces per 1,000 SF of Parking
- 12 Tesla Charging Stations at Adjacent Property
- Adjacent to the Mystic Hilton
- Across from the Mystic Aquarium
- Across from the Olde Mistick Village
- Just off I-95 at Exit 90
- Numerous Nearby Residential Communities
- Proven Area for Tourism



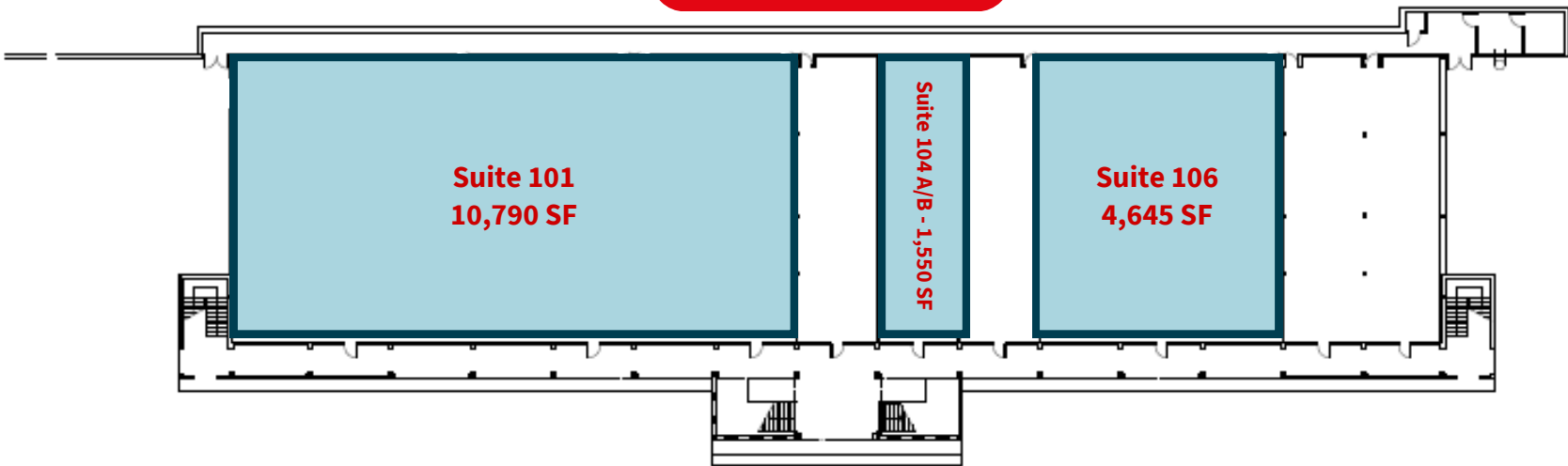
DEMOGRAPHICS	3 miles	5 miles	10 miles
Estimated population	15,793	31,568	142,730
Estimated households	6,954	13,918	59,604
Est. Average HH income	\$146,923	\$136,723	\$110,222

# Floor Plans - 23 Clara Drive, Mystic

## Upper Level



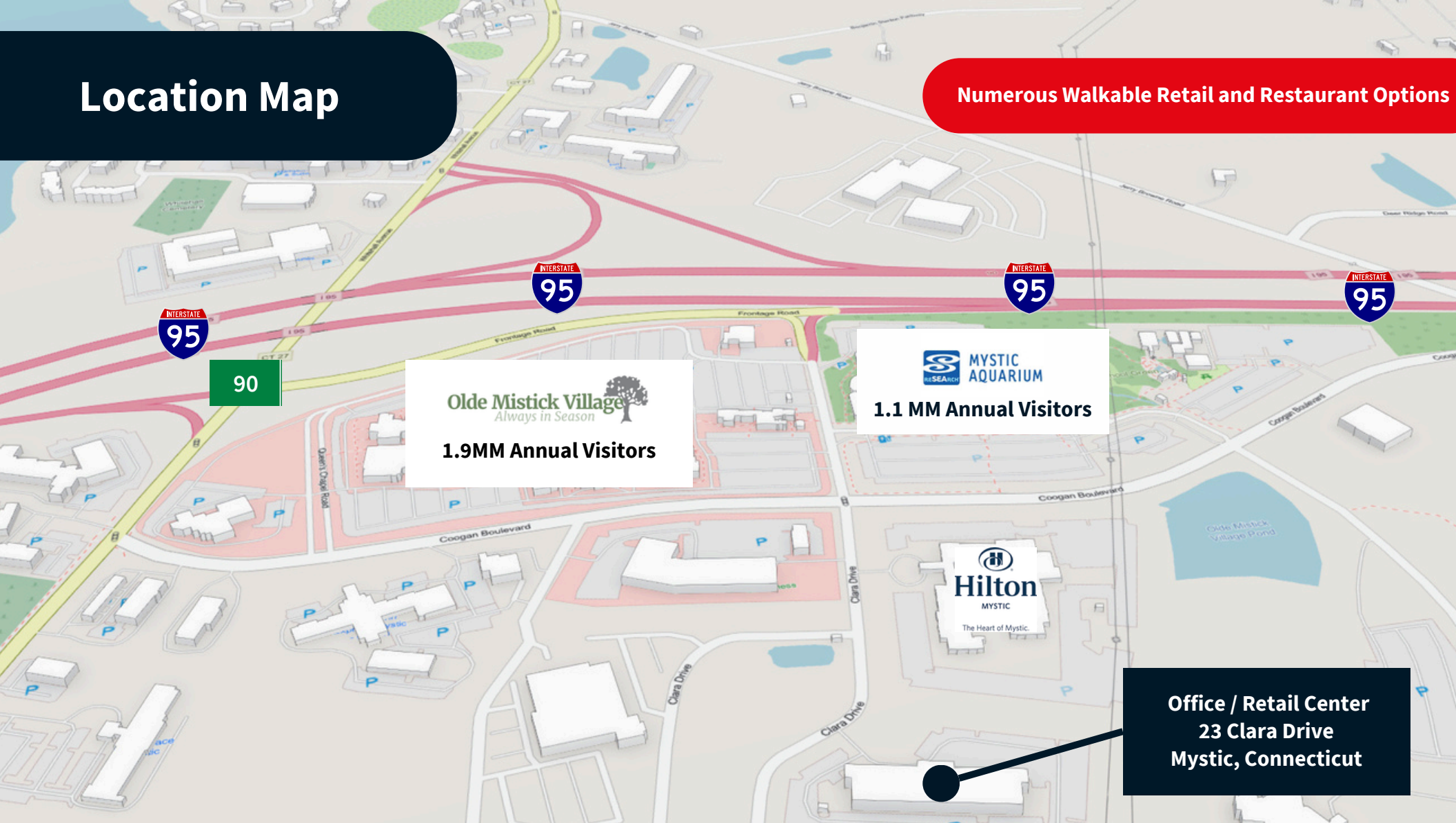
## Main Level





# Location Map

Numerous Walkable Retail and Restaurant Options



For additional information:

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