

Ground Floor	Sq Ft
Retail	
Tri-Town	19,200

Ground Floor	Sq Ft
Retail	
R4	2,336

2nd Floor	Sq Ft
Office	
Unit 211	442
Unit 218	621

FOR LEASE

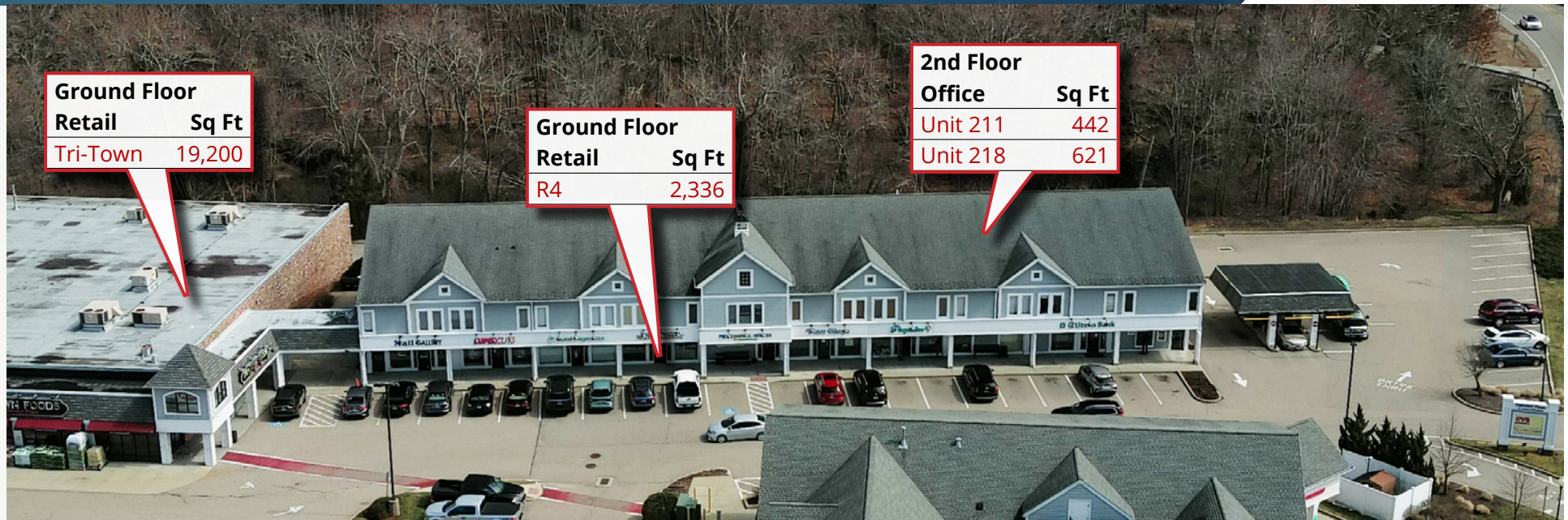
Flanders Plaza - Retail & Office For Lease

15 Chesterfield Rd | East Lyme, CT



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15 Chesterfield Rd | East Lyme, CT



FOR LEASE - JOIN THESE TENANTS



19,200 SF

Available Retail Building

2,336 SF

Available Retail Inline

442-621 SF

Available Office 2nd Floor

Arranged Possession

Upon Request

Asking Rent

ABOUT THE PROPERTY

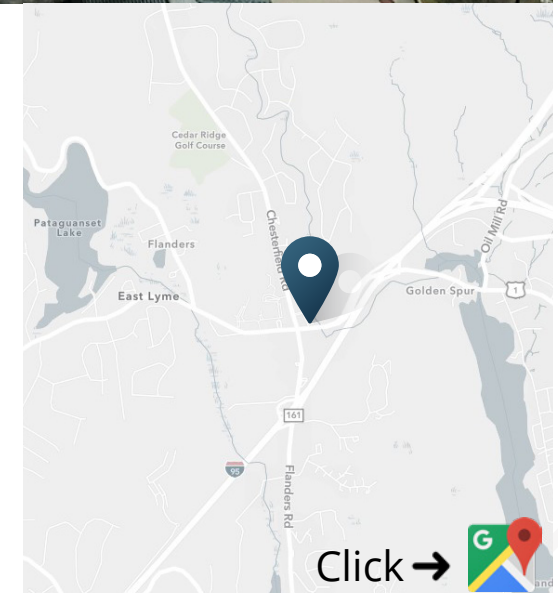
- Access from both Route 1 and Chesterfield Road
- Between two I-95 exits, less than ½ mile from both
- Affluent market with very low retail and office vacancy
- Traffic count: 13,600 vehicles per day on Chesterfield Road
- Zoned CA Commercial District (Click for [ZONING MAP](#) and [LAND USE](#))

CONTACTS

Dan Richman

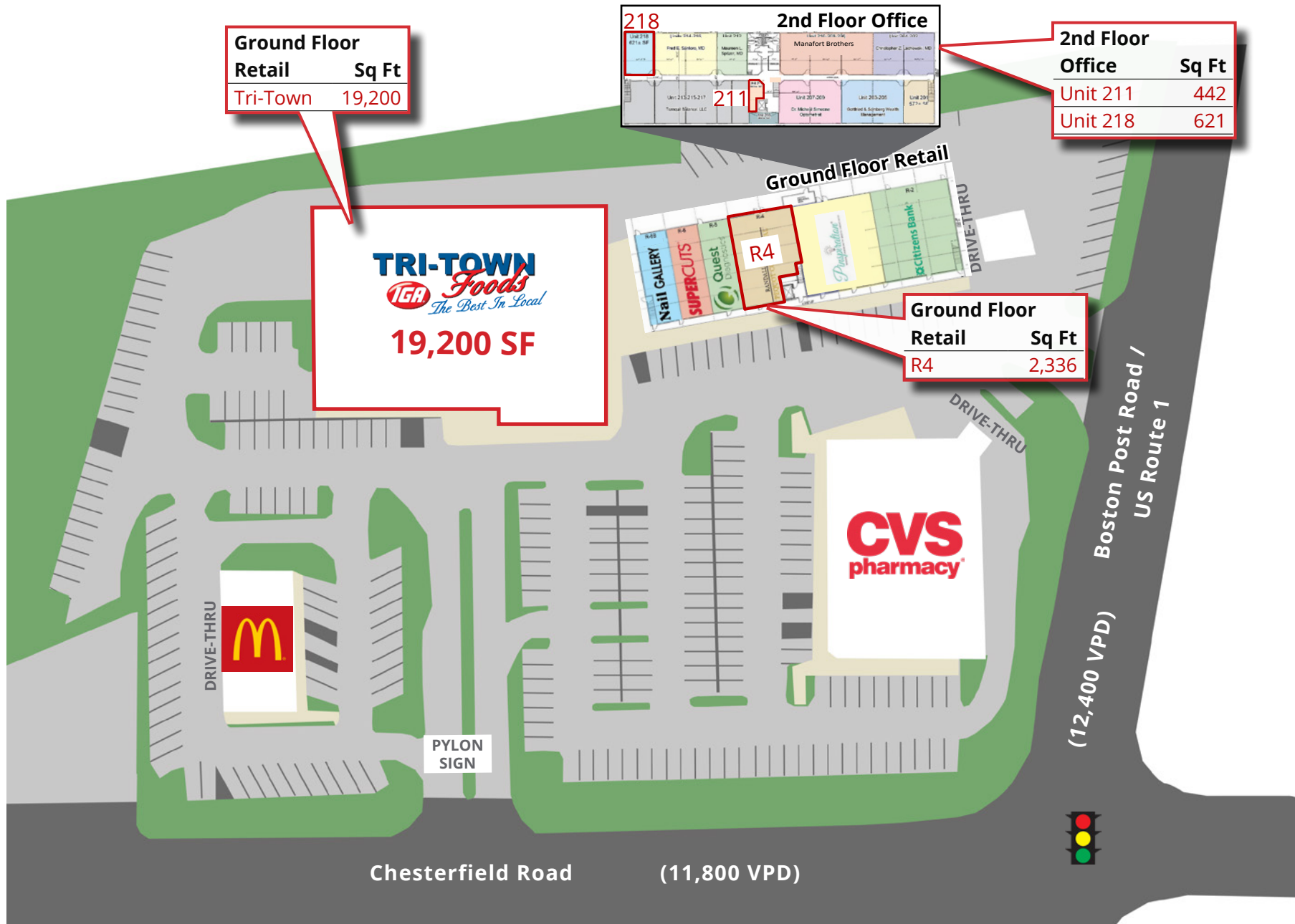
212.710.5253

dan.richman@srsre.com

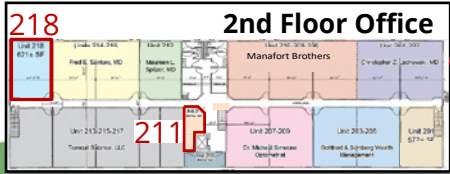


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Ground Floor Retail	Sq Ft
Tri-Town	19,200



2nd Floor Office	Sq Ft
Unit 211	442
Unit 218	621

TRI-TOWN
IGA Foods
The Best In Local
19,200 SF

Ground Floor Retail	Sq Ft
R4	2,336

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160'
Frontage

18'
Ceiling Heights

4.5 per thousand
Parking

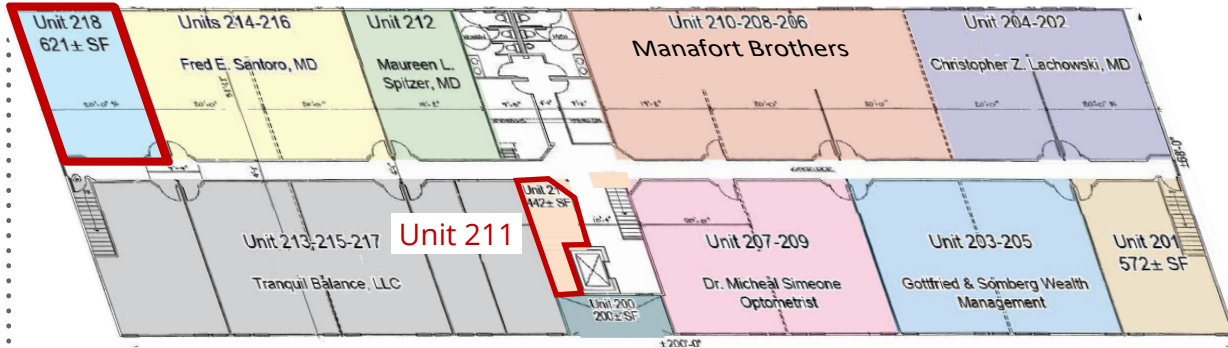


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15 Chesterfield Rd | East Lyme, CT



Unit 218



2nd Floor

Office	Sq Ft
Unit 211	442
Unit 218	621



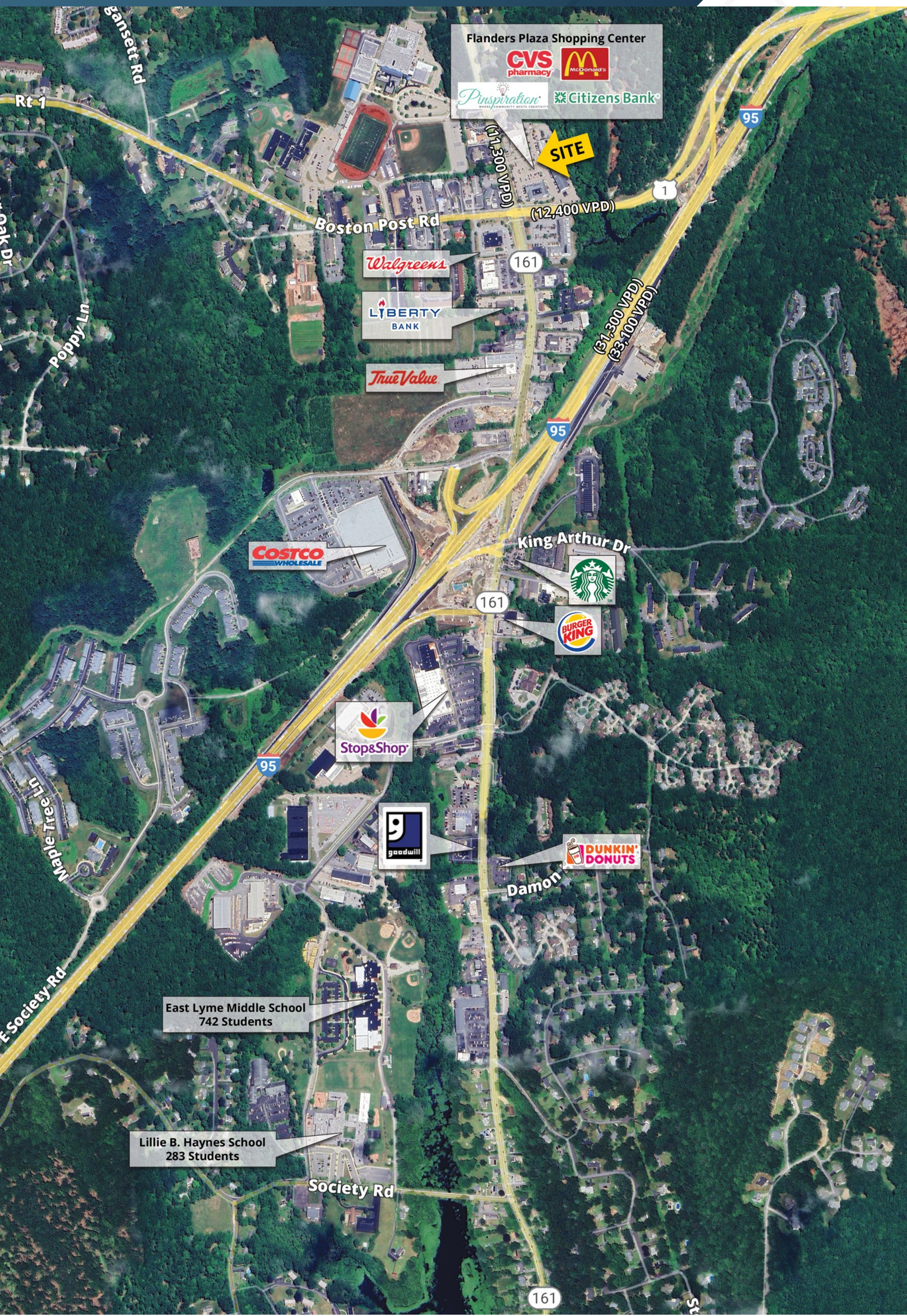
Ground Floor

Retail	Sq Ft
R4	2,336

R4

Flanders Plaza

15 Chesterfield Road | East Lyme, CT 06333



Flanders Plaza Shopping Center

CVS pharmacy
McDonald's
Pivspiration
Citizens Bank

SITE

(11,300 VPD)
(12,400 VPD)

Boston Post Rd

Walgreens

LIBERTY BANK

True Value

(31,300 VPD)
(33,100 VPD)

COSTCO WHOLESALE

King Arthur Dr

Starbucks

BURGER KING

Stop & Shop

goodwill

DUNKIN' DONUTS

Damon

East Lyme Middle School
742 Students

Lillie B. Haynes School
283 Students

Society Rd

161

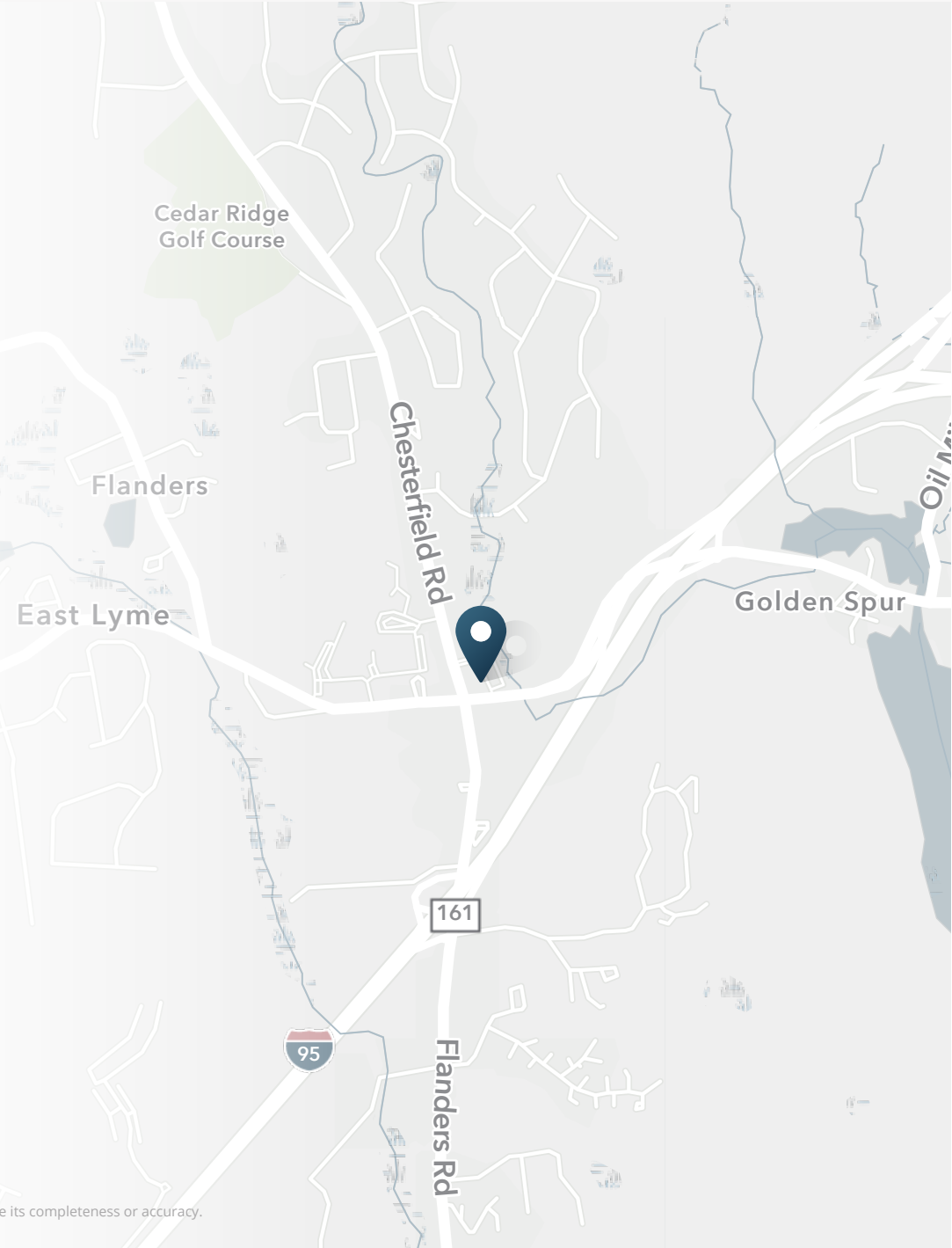
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DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2024 Estimated Population	1,686	15,578	38,665
2029 Projected Population	1,720	15,617	38,488
Proj. Annual Growth 2024 to 2029	0.40%	0.05%	-0.09%
Daytime Population			
2024 Daytime Population	2,194	15,080	40,125
Workers	1,479	8,262	22,429
Residents	715	6,818	17,696
Income			
2024 Est. Average Household Income	\$156,269	\$141,452	\$127,559
2024 Est. Median Household Income	\$119,120	\$106,943	\$94,229
Households & Growth			
2024 Estimated Households	721	6,689	16,153
2029 Estimated Households	753	6,833	16,431
Proj. Annual Growth 2024 to 2029	0.87%	0.43%	0.34%
Race & Ethnicity			
2024 Est. White	76%	81%	77%
2024 Est. Black or African American	2%	2%	4%
2024 Est. Asian or Pacific Islander	12%	7%	5%
2024 Est. American Indian or Native Alaskan	0%	0%	0%
2024 Est. Other Races	10%	9%	13%
2024 Est. Hispanic (Any Race)	6%	6%	11%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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