

# 95 BRIDGE RD • FLEX / OFFICE / RETAIL PROPERTY FOR LEASE

HADDAM, CT 06438



**ELITE**  
COMMERCIAL REAL ESTATE SERVICES  
A Veteran Owned Company



## PROPERTY DESCRIPTION

Unit 4 is approximately 2800 sq ft with a 700 +/- sq ft mezzanine area and Unit B1-S is approximately 5,344 sq ft. The property is zoned I-1 with ample parking. There is an additional 2000 +/- sq ft of storage in an adjacent building that could also be made available. Power is 208/120 Volt 400 Amp and the gas is propane. Ceiling heights are approximately 16-20'.

## PROPERTY HIGHLIGHTS

- Unit 4: 2800 +/- sq ft w/700 +/- sq ft Mezzanine
- Unit B1-S: 5344 +/- sq ft
- Ample Parking
- Zoned I-1.
- 16-20' +/- Ceiling Heights

## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (Gross Plus Utilities)
Number of Units:	1
Available SF:	2,800 - 5,344 SF
Lot Size:	5.13 Acres
Building Size:	2,800 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	268	1,935	6,700
Total Population	655	4,681	15,782
Average HH Income	\$157,381	\$138,586	\$138,632

## CARL BERMAN CCIM, MICP

Managing Director

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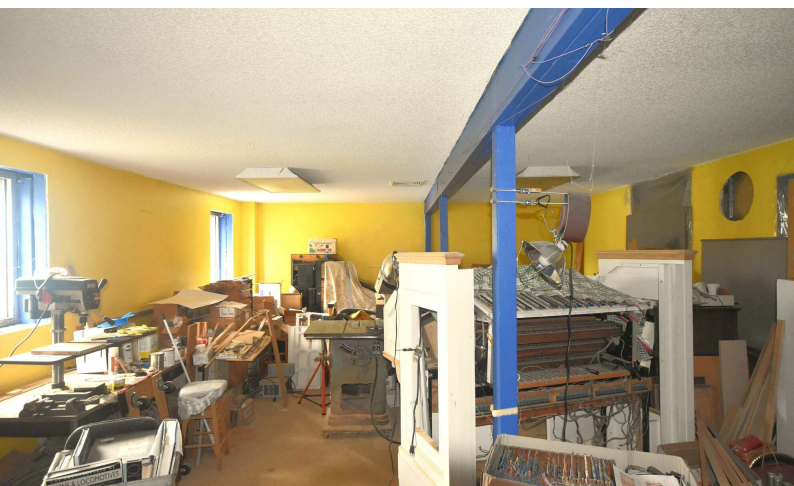


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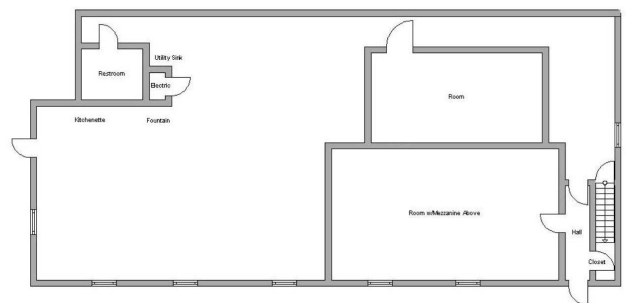
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95 Bridge Rd, Haddam, CT - Floor Plan - Approximately 2800 sq ft  
Mezzanine Area with Stair Access Approximately 720 sq ft



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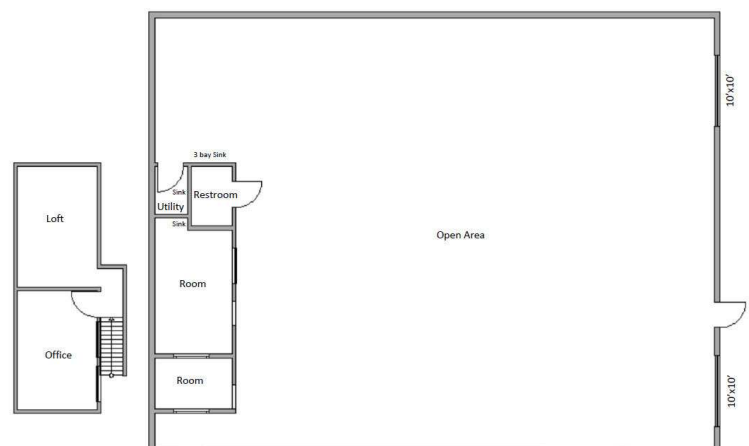
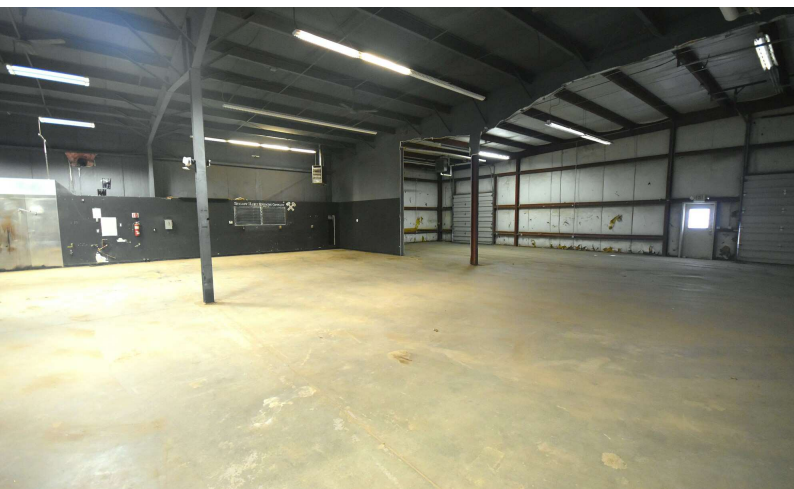
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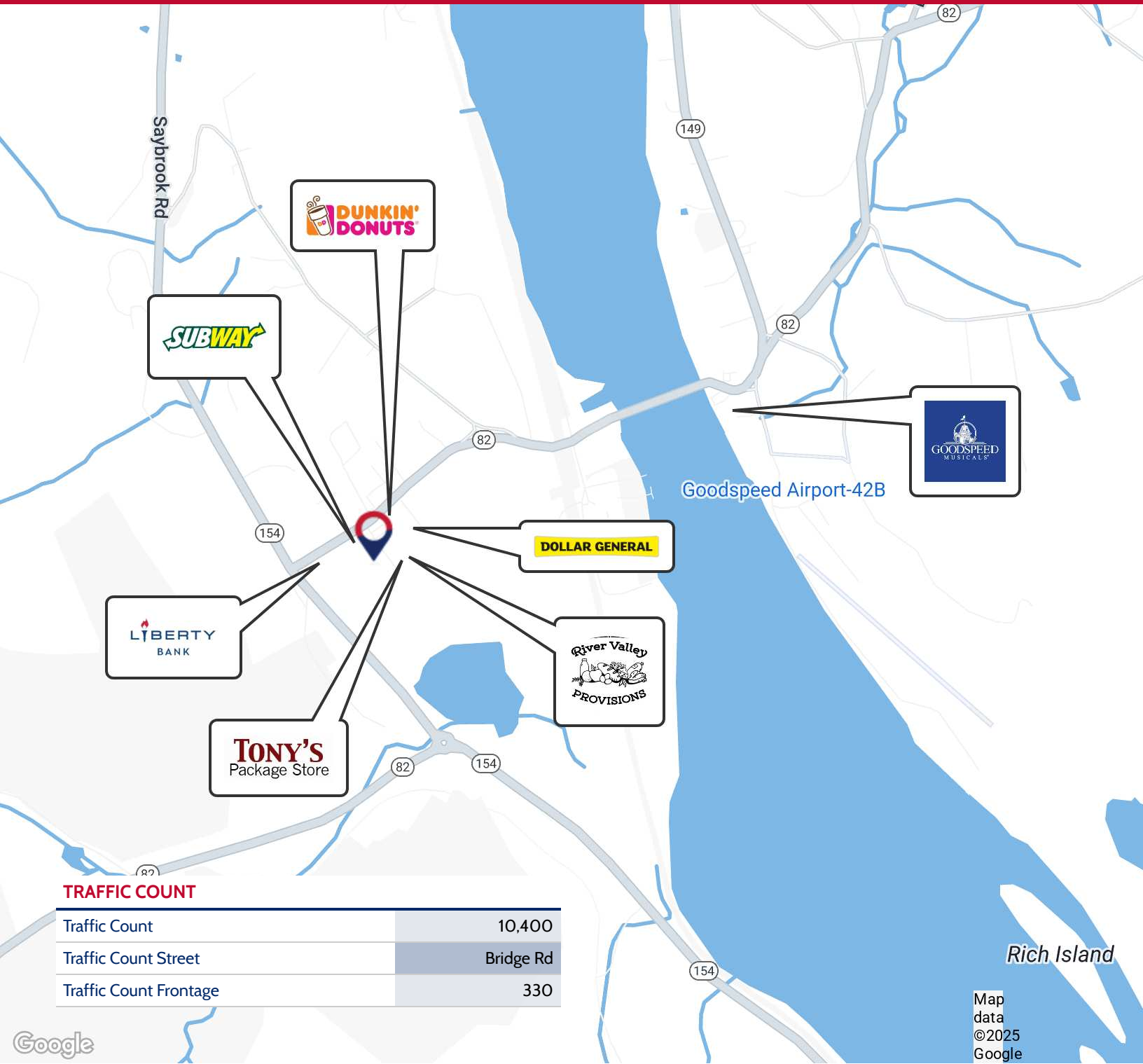


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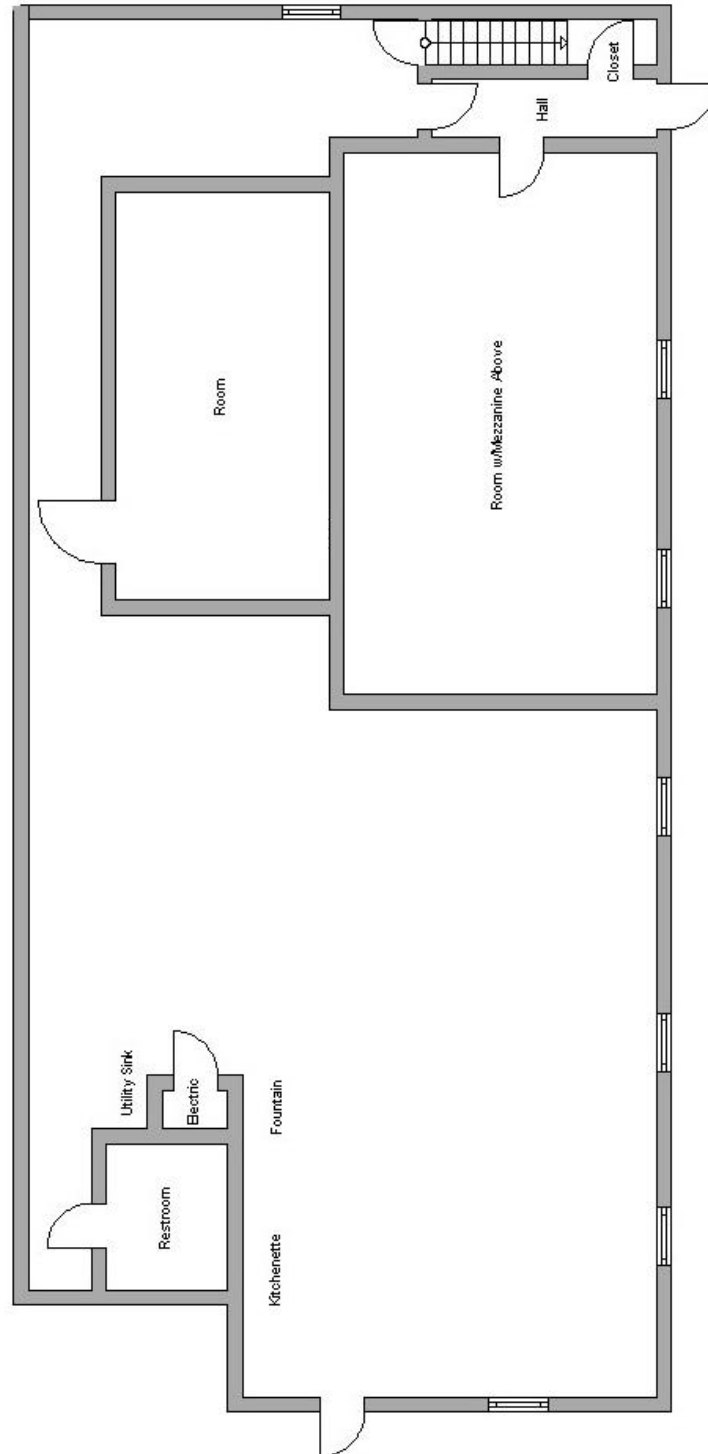


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**95 Bridge Rd, Haddam, CT – Floor Plan - Approximately 2800 Sq Ft**

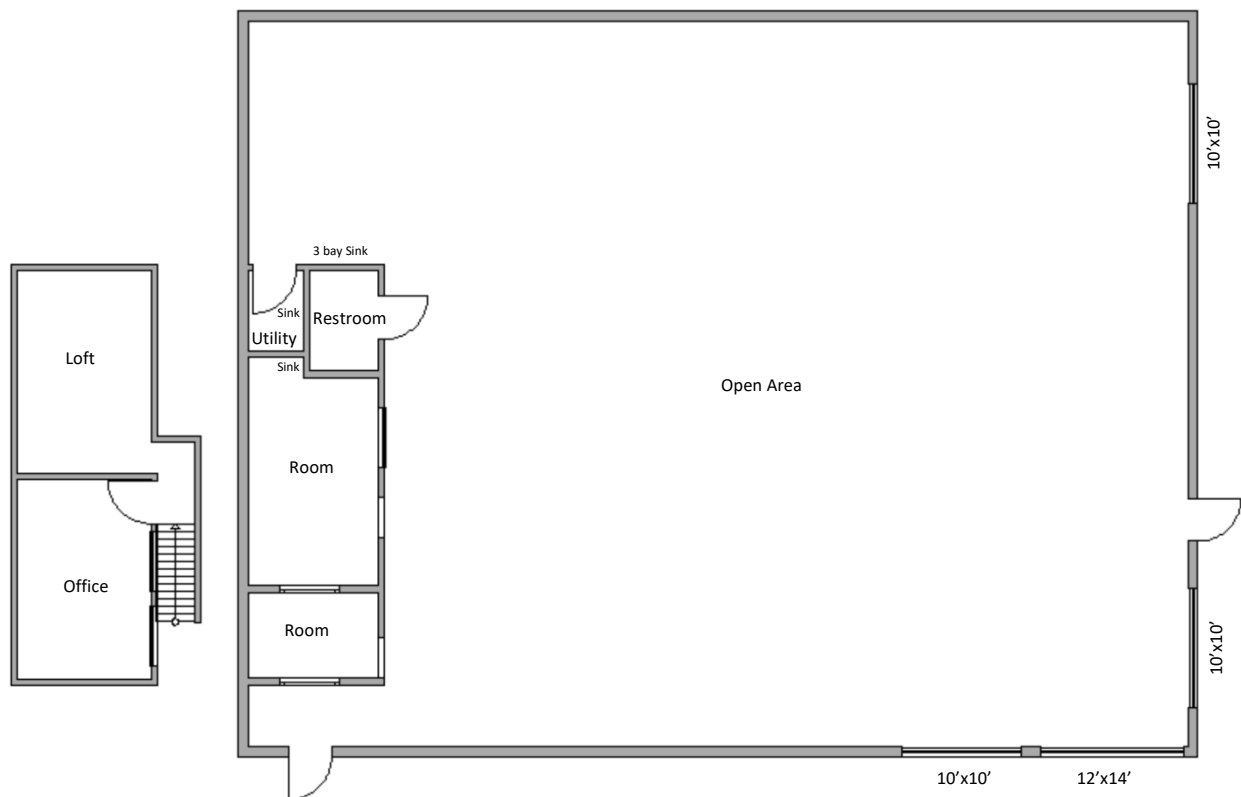
**Additional Mezzanine Area with Stair Access Approximately 720 Sq Ft**



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## 95 Bridge Rd, Haddam, CT – Floor Plan - Approximately 5,344 Sq Ft

**Note: The approximate Sq Ft includes second floor office and loft area.**



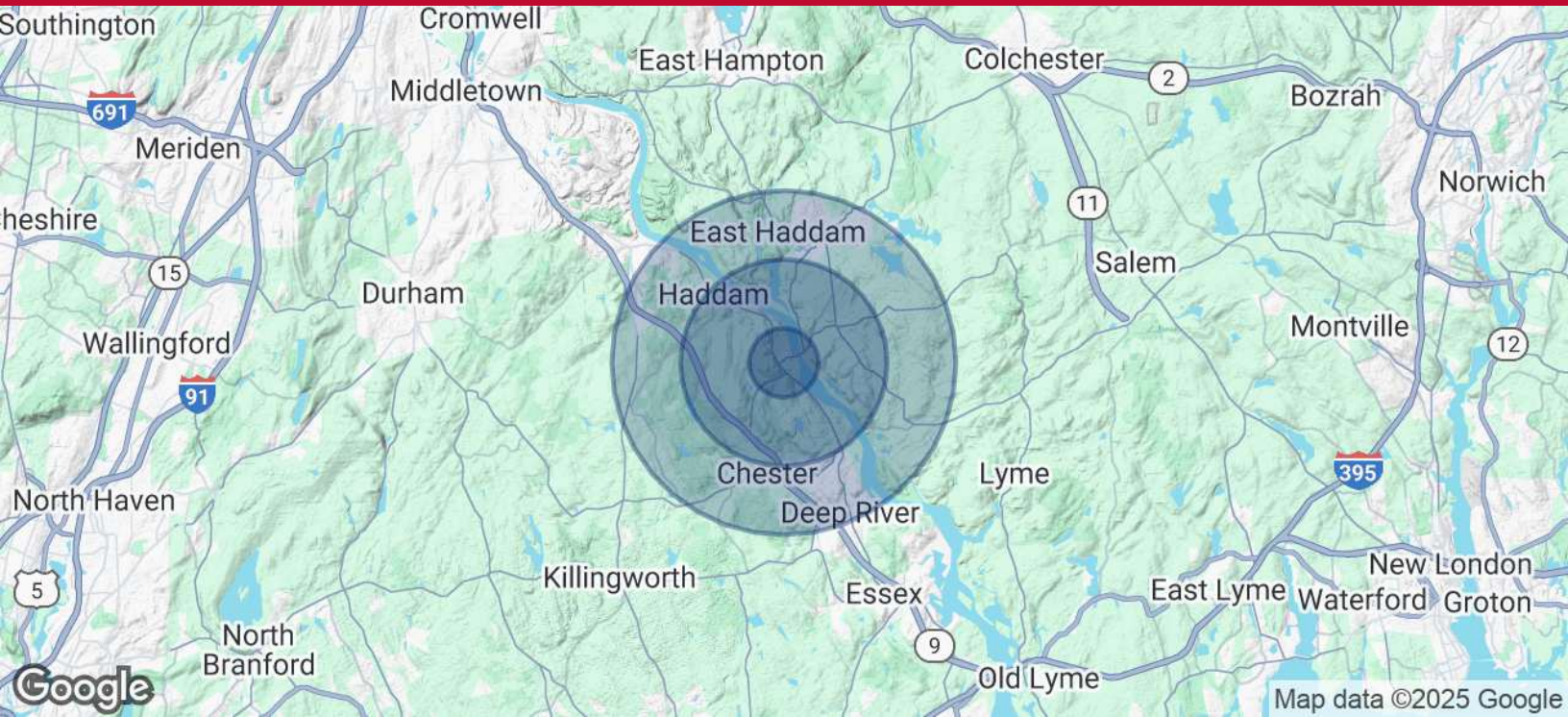
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## POPULATION

### 1 MILE

### 3 MILES

### 5 MILES

Total Population	655	4,681	15,782
Average Age	47	48	47
Average Age (Male)	46	47	46
Average Age (Female)	49	49	48

## HOUSEHOLDS & INCOME

### 1 MILE

### 3 MILES

### 5 MILES

Total Households	268	1,935	6,700
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$157,381	\$138,586	\$138,632
Average House Value	\$420,692	\$427,527	\$430,277

Demographics data derived from AlphaMap

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