

# 95 BRIDGE RD • OFFICE BUILDING FOR LEASE

HADDAM, CT 06438



## PROPERTY DESCRIPTION

The space is approximately 2800 sq ft with a 700 +/- sq ft mezzanine area. The property is zoned I-1 with ample parking. There is a restroom, kitchenette and utility sink. 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'. The owner believes a drive-in door could be installed if needed.

## PROPERTY HIGHLIGHTS

- 2800 +/- sq ft
- 700 +/- sq ft Mezzanine
- Ample Parking
- Zoned I-1.
- 16-20' +/- Ceiling Heights

## OFFERING SUMMARY

Lease Rate:	\$3,500.00 per month (Gross Plus Utilities)
Number of Units:	1
Available SF:	2,800 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

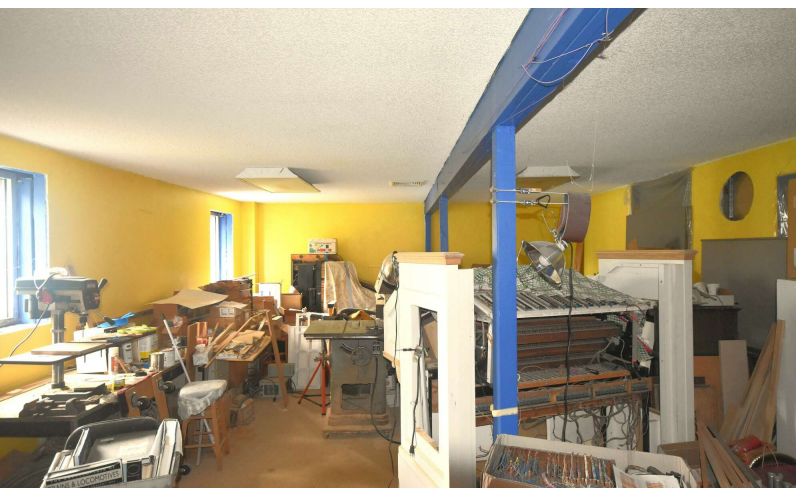
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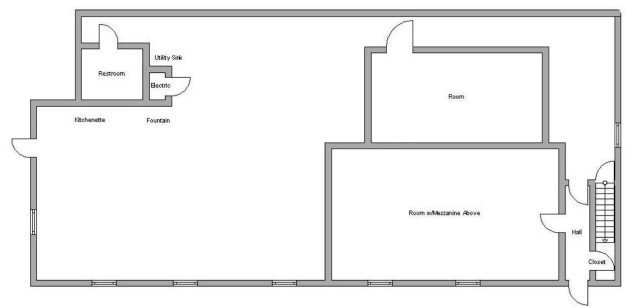
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95 Bridge Rd, Haddam, CT - Floor Plan - Approximately 2800 Sq Ft  
 Mezzanine Area with Stair Access Approximately 720 Sq Ft



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COMMERCIAL REAL ESTATE SERVICES

A Veteran Owned Company



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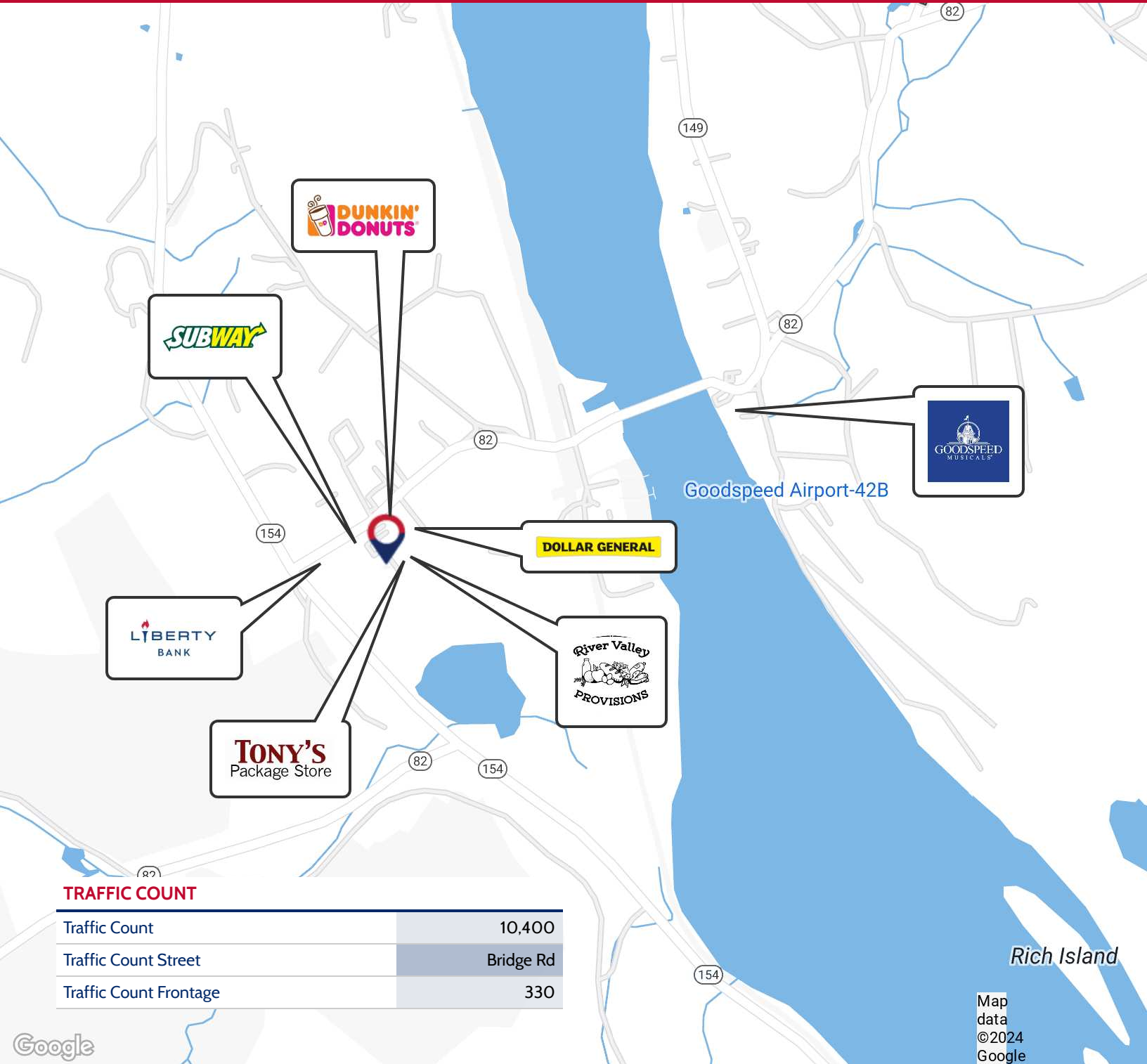
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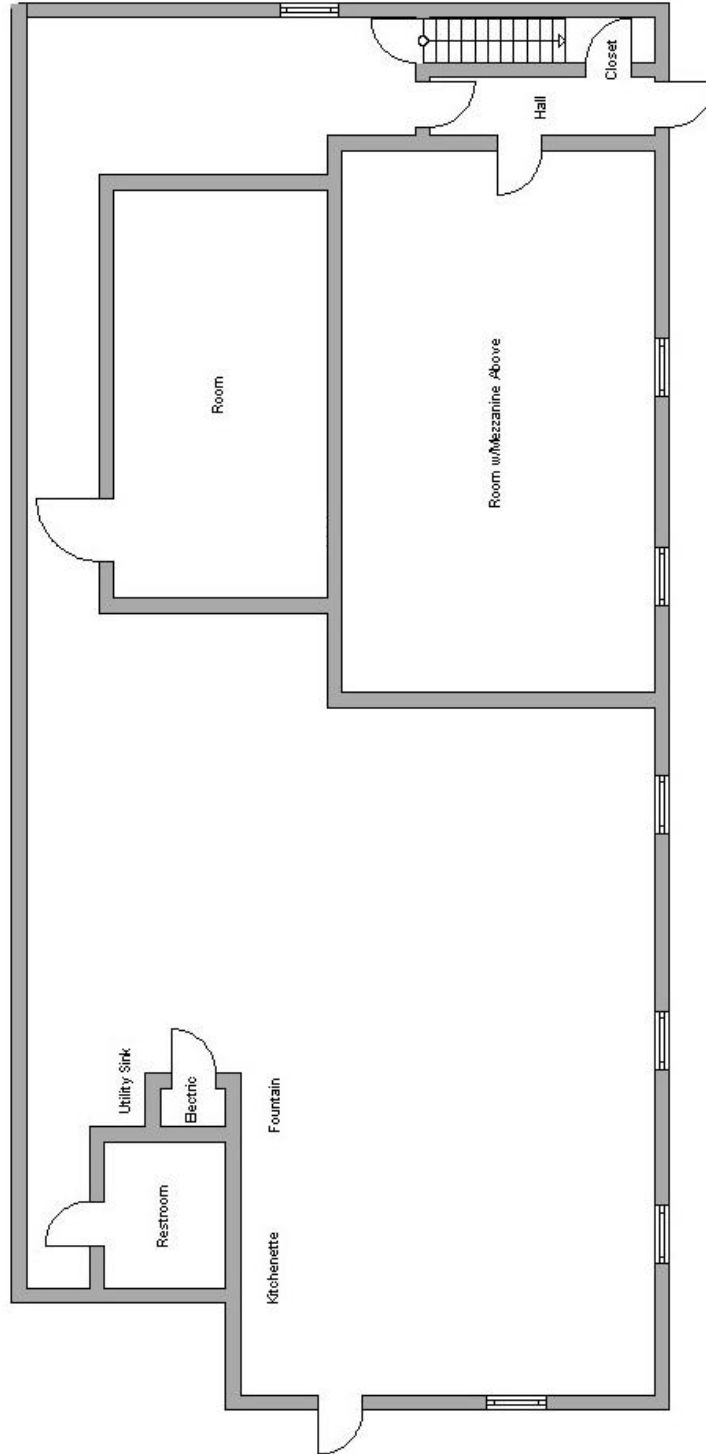
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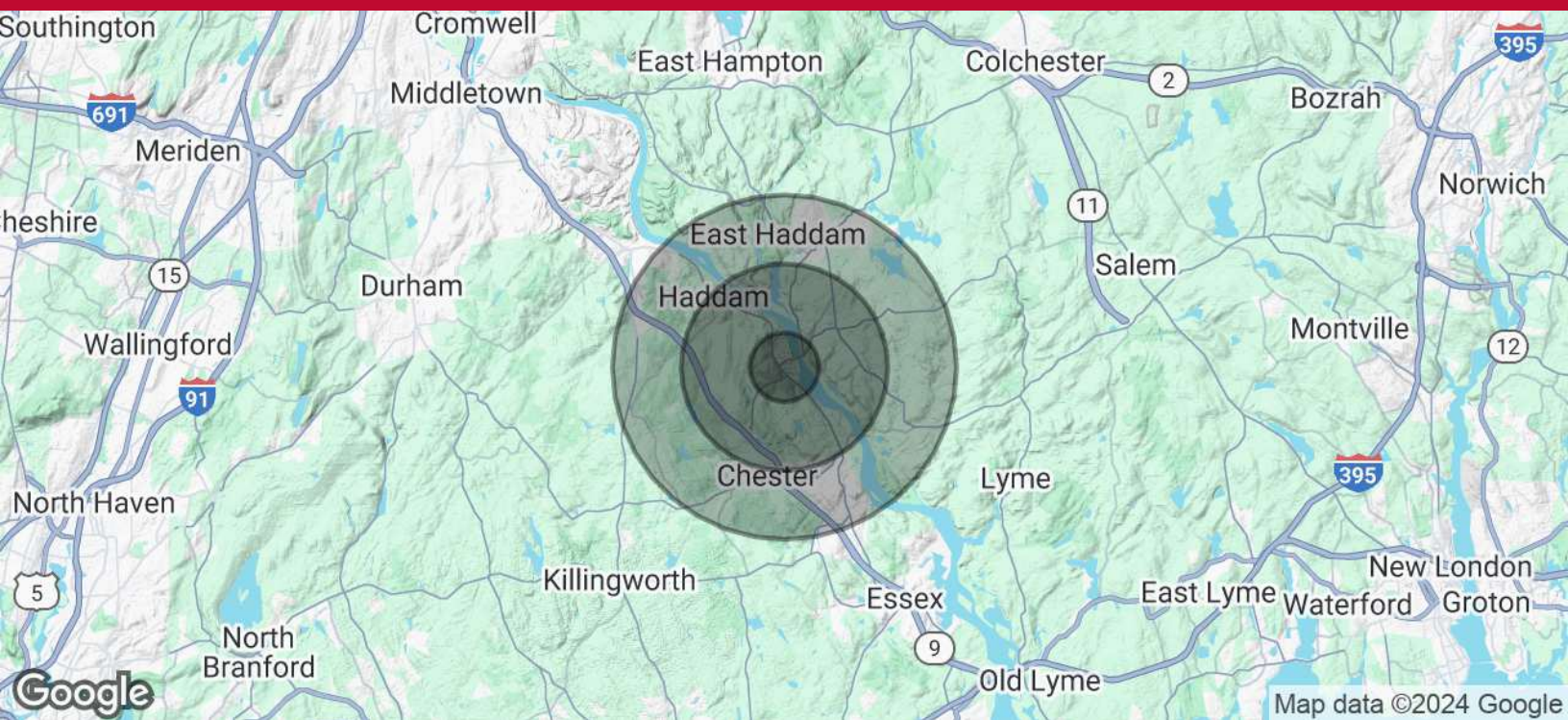
**Additional Mezzanine Area with Stair Access Approximately 720 Sq Ft**



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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	655	4,681	15,782
Average Age	47	48	47
Average Age (Male)	46	47	46
Average Age (Female)	49	49	48
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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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