

FOR LEASE

OFFICE CONDO



495 Gold Star Highway, Suite #212, Groton, CT



FOR SALE

\$157,000

Norm Peck

Signature Properties
of New England

1031 Norwich-New London

Turnpike #13

Uncasville, CT 06382

860-460-9757

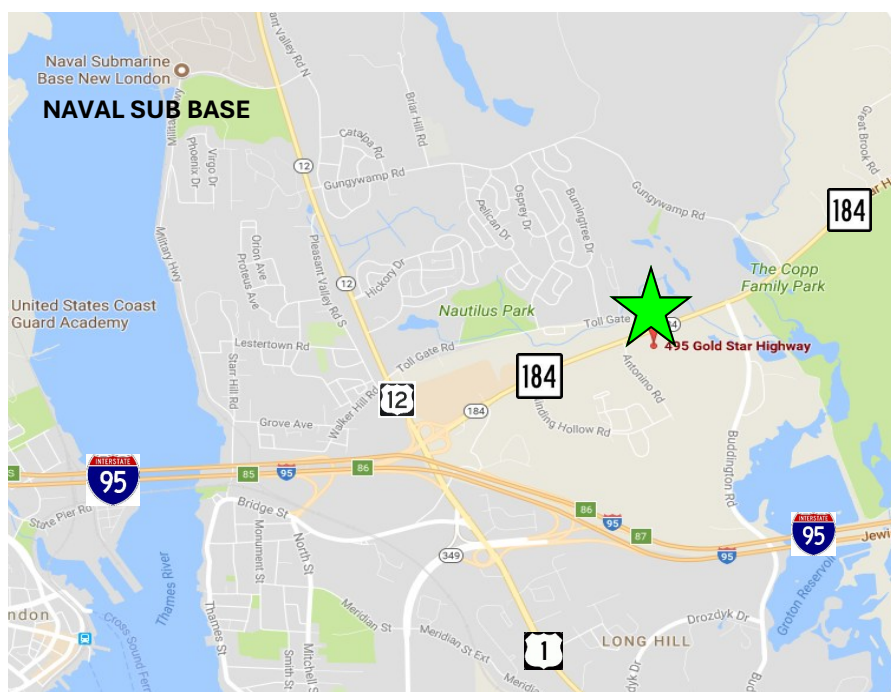
860-447-8839 ext. 7203

NPeck@PropertiesCT.com

- ◆ Shared facilities (kitchen & bath) and possibly conference room
- ◆ Handicapped accessible
- ◆ elevators
- ◆ Public Water & Sewer
- ◆ Electric Heat Pump
- ◆ 12,100 Average Daily Traffic Counts
- ◆ Zone: CR - Commercial
- ◆ Built IN 1985
- ◆ 50 feet of Road frontage



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	30,211	87,239	154,479
Total Households	12,773	36,353	64,733
Household Income \$0 - \$30,000	20.36%	17.23%	15.52%
\$30,001 - \$60,000	20.34%	18.59%	17.54%
\$60,001 - \$100,000	30.90%	24.95%	21.98%
\$100,001+	28.11%	36.26%	44.92%



495 Gold Star, Suite 212

