

# **FOR LEASE**

## **FLEX SPACES**



**11 Freedom Way, Niantic, CT 06357**

**FOR LEASE**  
**800sf starting**  
**at \$950/mo**  
**plus util.**

**Norm Peck**  
Signature Properties  
of New England  
1031 Norwich-New London  
Turnpike #13  
Uncasville, CT 06382

860-447-8839 ext 7203  
NPeck@PropertiesCT.com

## **ROCKY NECK BUSINESS PARK**

- Flex space, divided into 800 SF units, each w/ private BA, A/C, and overhead door. Handicap accessible.
- Variable Rental Rates



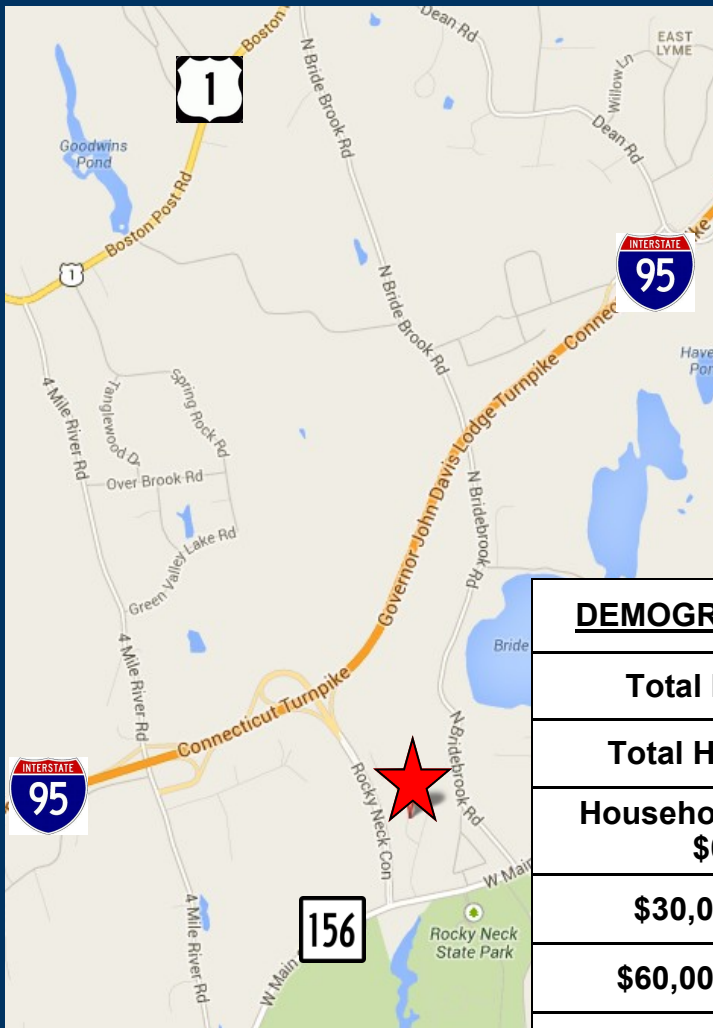
Variable sizes:

800sf  
1,600sf  
3,200sf  
4,000sf









<b><u>DEMOGRAPHICS</u></b>	<b><u>3 MILE</u></b>	<b><u>5 MILE</u></b>	<b><u>10 MILE</u></b>
<b>Total Population</b>	18,038	33,607	114,214
<b>Total Households</b>	7,496	14,323	46,995
<b>Household Income: \$0—\$30,000</b>	12.93%	12.52%	16.36%
<b>\$30,001-\$60,000</b>	13.37%	13.16%	16.41%
<b>\$60,001-\$100,000</b>	18.85%	19.05%	20.98%
<b>\$100,001+</b>	54.86%	55.26%	46.25%