

TYLER SQUARE, 1320 MAIN ST., WILLIMANTIC, CT

Office/Retail Space For Lease



Price: \$18/S.F. NNN

- ⇒ 4,600 SF
- ⇒ Public Water & Sewer
- ⇒ Gas Heat / Central AC
- ⇒ Triple Net Lease (NNN = \$4.81)
- ⇒ At signalized Intersection
- ⇒ 3-Phase Electric,
480 volts, 4,000 amps
- ⇒ Sprinklered
- ⇒ 525 Parking Spaces
- ⇒ On busy Route 32
- ⇒ Traffic Count: 16,400
- ⇒ Close Proximity to: Stop & Shop Shopping Ctr., Windham Community Hospital, Eastern CT State University Taco Bell, AutoZone
- ⇒ Other Tenants: Sherwin Williams, Dept. of Social Services, Veteran's Medical Center & EastConn, Social Security Administration

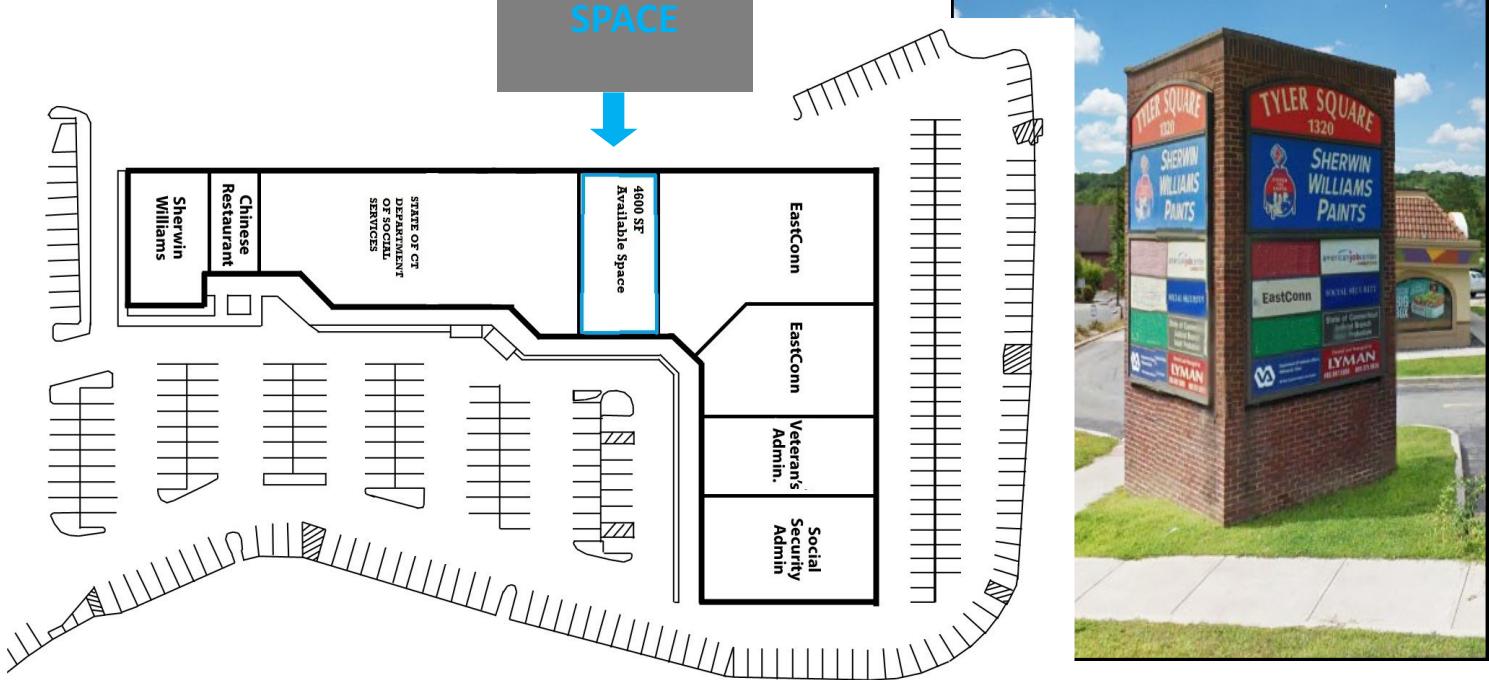


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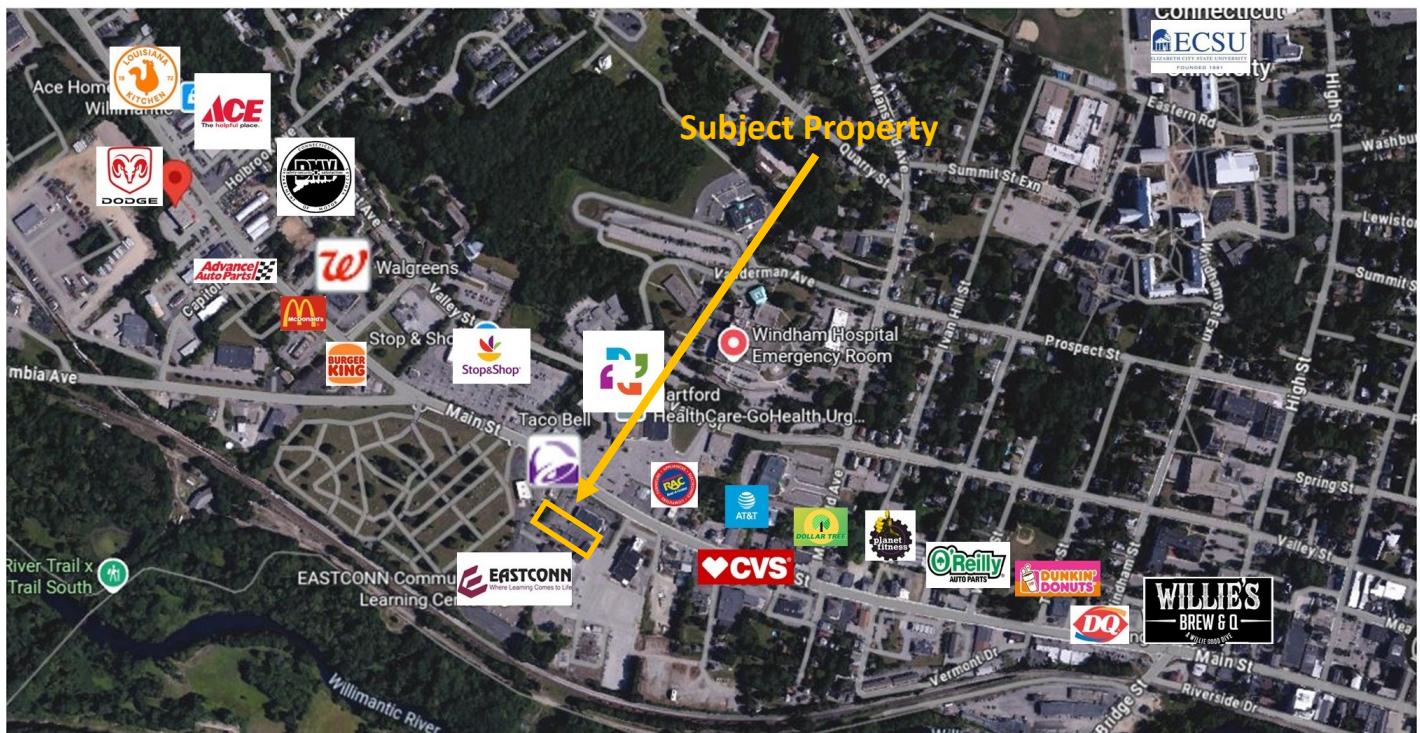
REAL ESTATE BROKERAGE & DEVELOPMENT
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Demographics	1 MILE	3 MILES	5 MILES	10 Miles
Total Population	6,426	26,282	38,092	96,231
Total Households	1,816	9,518	14,228	32,952
Average Household Income	\$45,119	\$64,952	\$80,045	\$97,307



All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.

