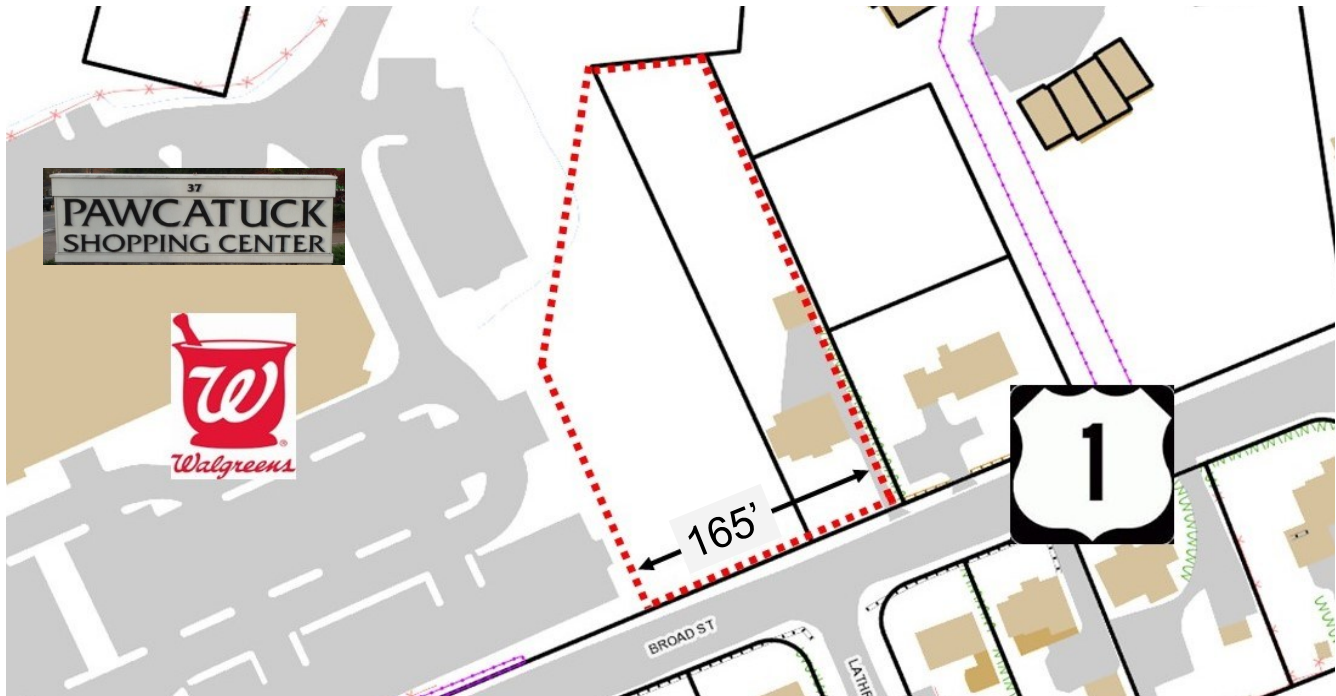


FOR LEASE

LAND FOR LEASE



37 South Broad & 29-31 South Broad St., Pawcatuck, CT

LAND FOR LEASE

**\$38,000/yr
NNN**

Norm Peck

Signature Properties
of New England

1031 Norwich-New London

Turnpike #13

Uncasville, CT 06382

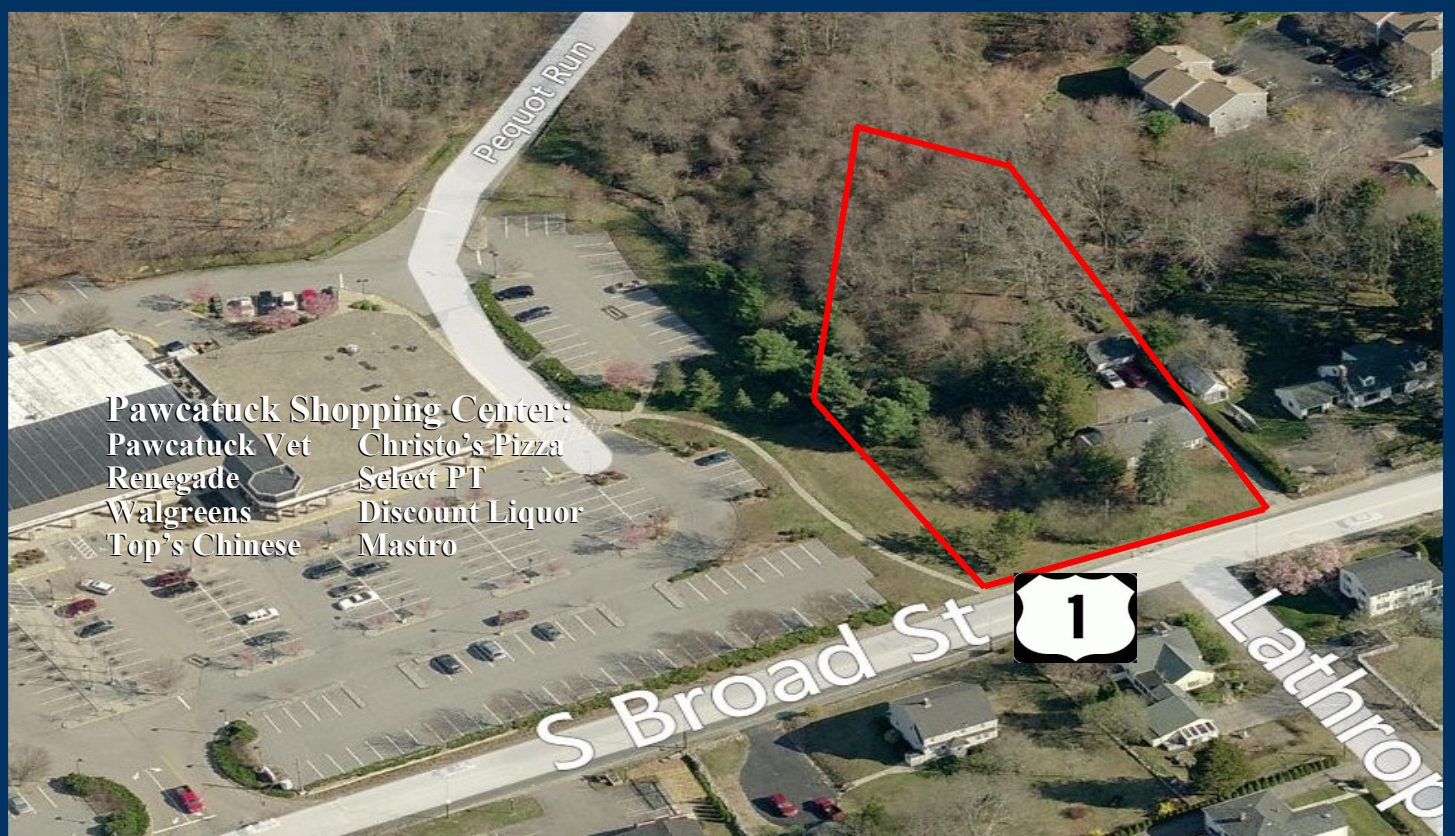
860-447-8839 ext. 7203

NPeck@PropertiesCT.com

BUILD TO SUIT AND/OR LAND LEASE

- ◆ Located next to Pawcatuck Shopping Center
- ◆ 1 +/- acre; 0.8 +/- usable area
- ◆ 250 feet of road frontage
- ◆ Traffic Count: 9,800 ADT
- ◆ Public water in street
- ◆ Less than 1 mile to RI border
- ◆ On Route 1 across from Lathrop Ave.





Pawcatuck Shopping Center:
 Pawcatuck Vet Christo's Pizza
 Renegade Select PT
 Walgreens Discount Liquor
 Top's Chinese Mastro

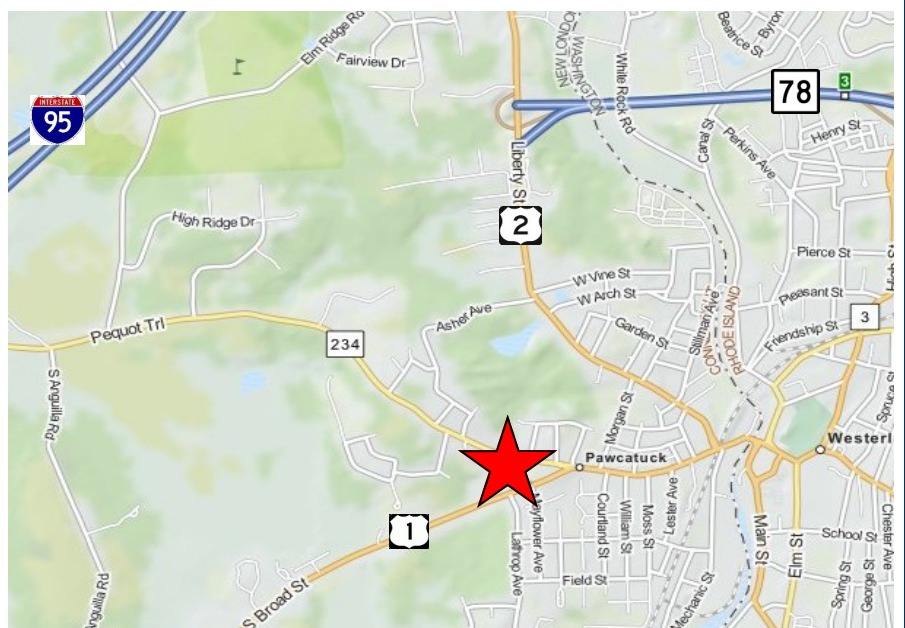
Zone GC-60

PERMITTED USES:

- Retail
- Financial institutions
- Office
- Personal services
- Day care center
- Restaurant (no drive-thru)

BY SPECIAL PERMIT:

- Auto sales
- Gas/Auto service stations
- Funeral homes, mortuaries
- Hotels and Motels
- Laundromats
- Outdoor boat sales
- Schools - public and private
- Medical clinics



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	24,382	37,264	75,115
Total Households	11,102	16,759	32,916
HH Income \$0—\$30,000	16.56%	13.71%	13.09%
\$30,001—\$60,000	18.53%	17.73%	17.06%
\$60,001—\$100,000	21.78%	20.36%	19.75%
\$100,000+	43.15%	48.19%	50.09%