



250 Flanders Road

East Lyme, CT 06357

2,400 SF

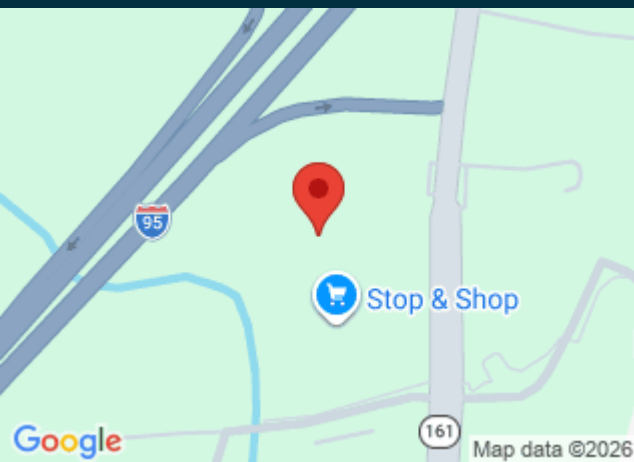
Unit 45

6

Number of Tenants

2005

Year of Build



Retail space within a grocery-anchored shopping center in East Lyme with direct frontage along Interstate 95 and strong highway visibility. CTDOT's \$148 million reconstruction of the I-95 Exit 74 interchange and Route 161 is underway, with completion scheduled for spring 2027, and will further improve access to the center. The center is anchored by Stop & Shop and includes tenants such as Verizon, Yale New Haven Health, and Brown & Brown Insurance. The tenant mix supports consistent traffic and established co-tenancy. Costco and the 200-acre Gateway Commons development sit a half mile away on Flanders Road. The site offers a prominent pylon sign along I-95 and ample on-site parking.

For more Information Contact:

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250 Flanders Road - Key Facts

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Date Available	09/01/2026	Base Rent	\$24.00 PSF NNN
Available Area	2,400 SF	Est. 2026 NNN	\$8.03 PSF
Lot Size	3.87 Acres	Parking	5.1 / 1,000
Lease Term	5-10 Years	AADT	11,800
Building Type	Retail	Loading Dock Type	None
Finished Ceiling Height	12 ft	Number of Docks	0
Floors	1	Zoning	CA

Construction

Interior Walls	Drywall (Gypsum Board)
Floor	Carpet
Roof	Single-Ply Membranes

Mechanical

HVAC	Rooftop Unit (RTU)
Sprinkler	Automatic Fire Sprinkler System
Electrical	Three Phase, 400 Amps, 240/120 Volts

Space Description

Unit 45 comprises approximately 2,400 SF of retail space with twelve-foot ceilings and an open floor plate that supports showroom, retail, or open-concept configurations. Suitable for retail, service, or professional use.

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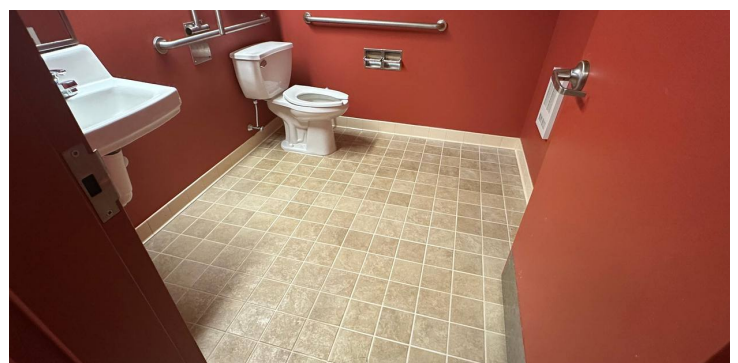
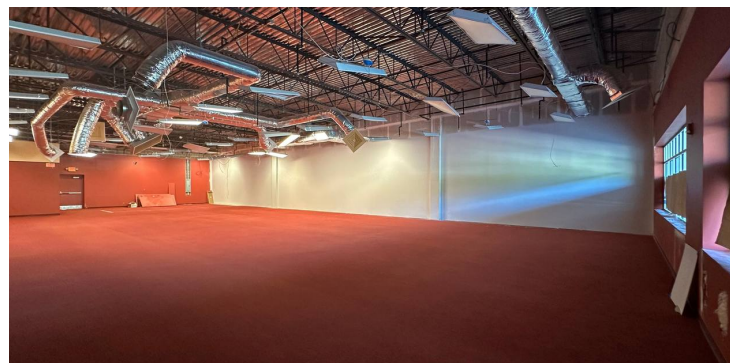
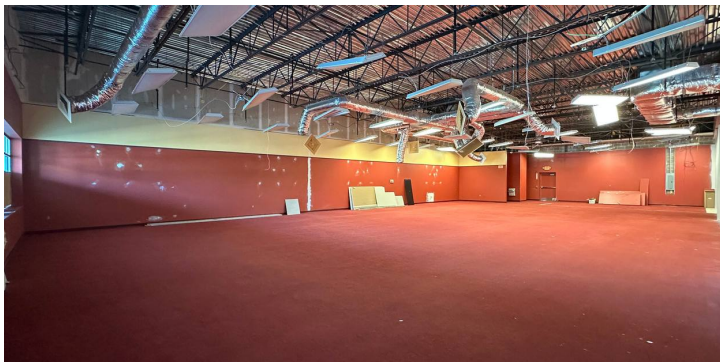
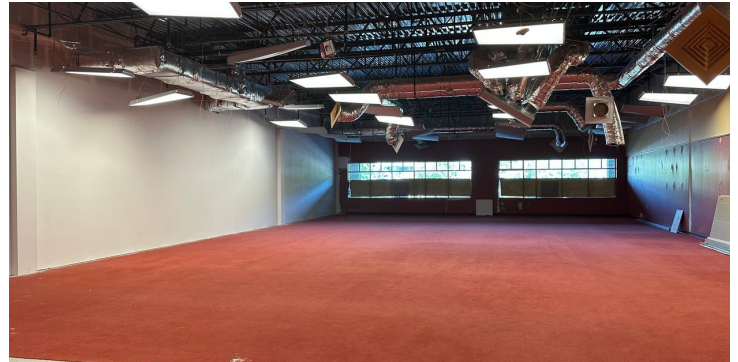
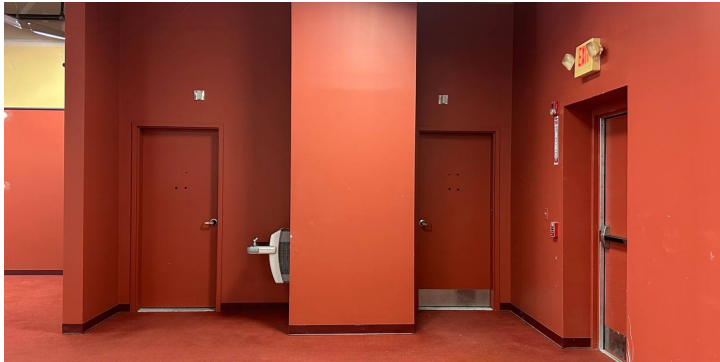
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250 Flanders Road - Inside Image

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250 Flanders Road - Outside Image

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250 Flanders Road - Tenant Map

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Demographic Highlights & Population Projections

East Lyme, CT 06357



Est. Population (2025)
18,836



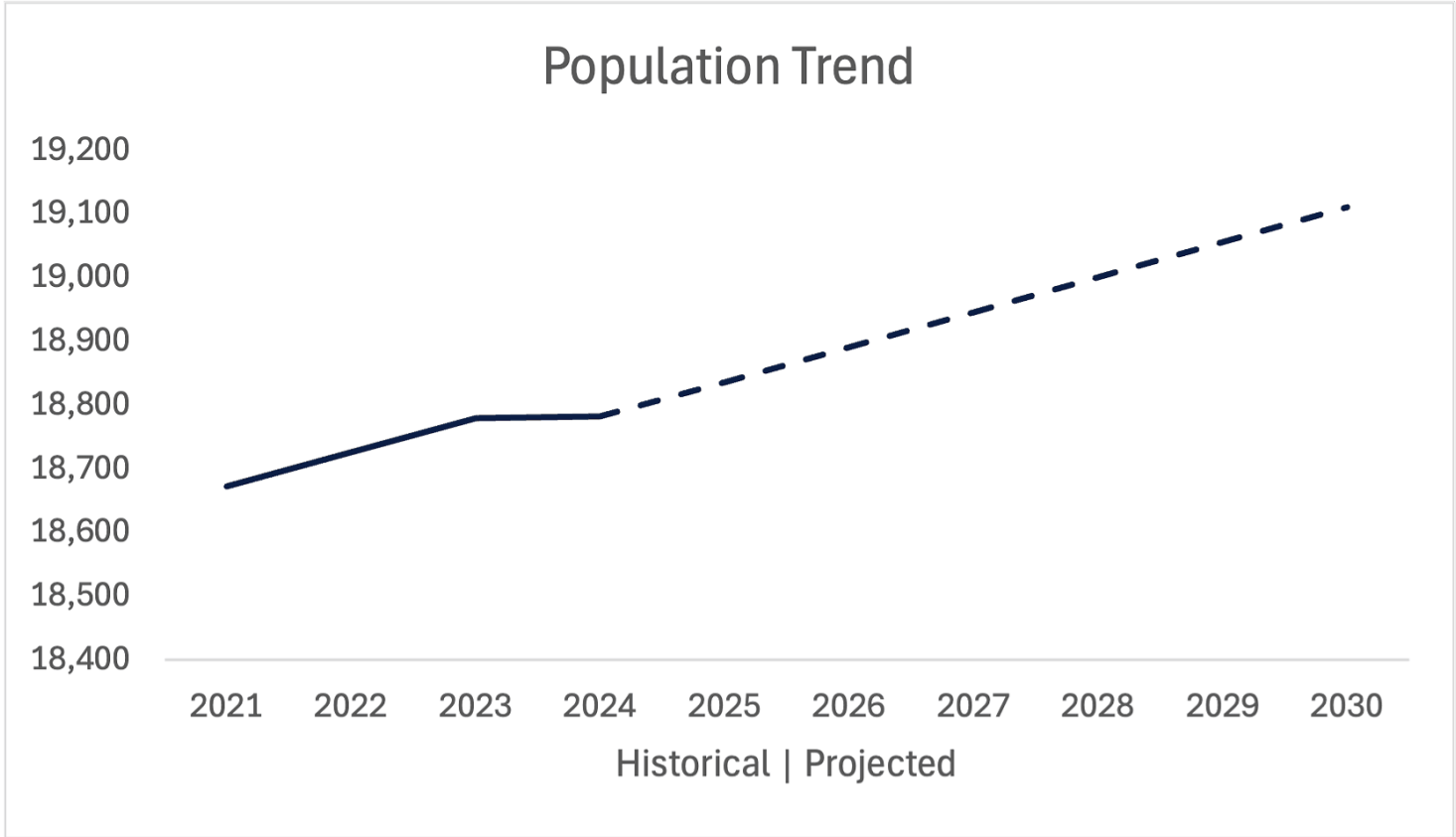
Est. Population (2024)
18,782



Median Age
49



Median Income
\$105,044



East Lyme's population totaled 19,004 residents in 2024 based on U.S. Census Bureau estimates and is projected to increase modestly through 2030. The town is a stable coastal community characterized by consistent residential demand and long-term planning visibility. With a median household income of \$105,044 and a median age of 49, East Lyme reflects a mature, high-income demographic supportive of quality retail, professional services, healthcare, and community-oriented uses. Sources: U.S. Census Bureau Population Estimates Program (2020–2024); American Community Survey 5-Year Estimates; ESRI 2025–2030 projections.



Switz Real Estate Associates Inc.

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