

4 BROADWAY AVE EXT MYSTIC (STONINGTON) CT



EAC Properties LLC as exclusive broker is proud to present 4 Broadway Avenue Extension. an impeccably maintained 8,831 SF Class B office building with Class A Operations in the Mystic/Groton (Stonington) market, offering 100% occupancy, strong in-place tenancy, recent 2024 renovations, and excellent curb appeal.

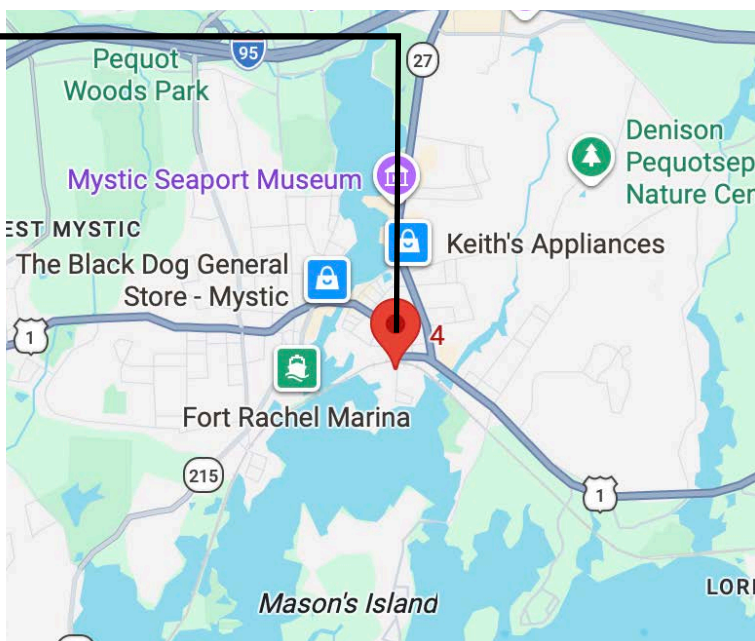
Positioned in the SE New London Submarket, which boasts a 2.5% vacancy rate and consistent rent growth, the property outperforms all peer benchmarks (peer vacancy: 33.9%) while achieving competitive \$23.10/SF gross asking rents. With modernized mechanicals, diverse professional tenants, and turn-key operations, this asset is a rare stabilized investment in a supply-constrained coastal market.

4 Broadway Avenue Extension represents a premier boutique office investment in the thriving, supply-constrained Mystic/Groton commercial corridor. The 8,831 SF, three-story, Class B office building, originally constructed in 1988 and modernized with substantial 2024 renovations, offers investors a stabilized, high-performing income stream with diverse mix of professional, medical, wellness, and creative tenants.

Its superior occupancy, modern upgrades, and diversified tenant mix position it as a low-volatility, high-stability office investment in one of Southeastern Connecticut's highest-performing submarkets.

AVAILABLE FOR SALE

- 8,831 SF 3 Story - Multi Tenant Office Building (2,250 SF floor plate) on .57 acres lot with 2.56/1,000 SF parking in M1 Zone
- \$132,600 GSI across 10 Tenants across professional services, wellness, medical, and creative industries
- Turn Key Condition Renovated 2024 / 23 on-site parking (2.56/1,000)
- Historical leasing at the property averages 1 month on market, outperforming peers with 22-month averages
- Minutes to Mystic Seaport, downtown, hospitality hubs, and major regional employment centers (Pfizer, Electric Boat, Coast Guard).
- 5 Minute walk to downtown Mystic / 1 minute walk to Metro North



DEMOGRAPHIC SUMMARY

Population	2 Mile	5 Mile
2024 Population	10,173	32,051
2029 Population	10,475	32,802
Pop Growth 2024-2029	3.0%	2.3%
2024 Average Age	51	48
Households		
2024 Households	4,585	14,479
2029 Households	4,731	14,838
Household Growth 2024-2029	3.2%	2.5%
Median Household Income	\$141,065	\$99,691
Average Household Size	2.1	2.1
Average HH Vehicles	2	2

No warranty of representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

CONTACT

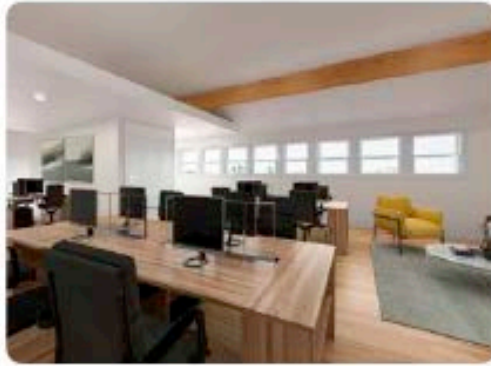
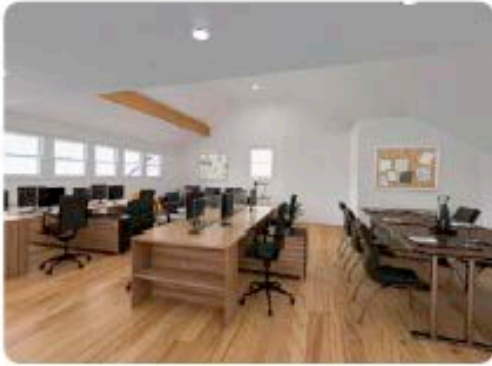
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4 BROADWAY AVE EXT



Major Employers / Institutions

- Mystic Aquarium
- Mystic Seaport Museum
- Hilton Mystic
- Denison Pequotsepos Nature Center
- Mystic Manor Rehabilitation & Nursing Center

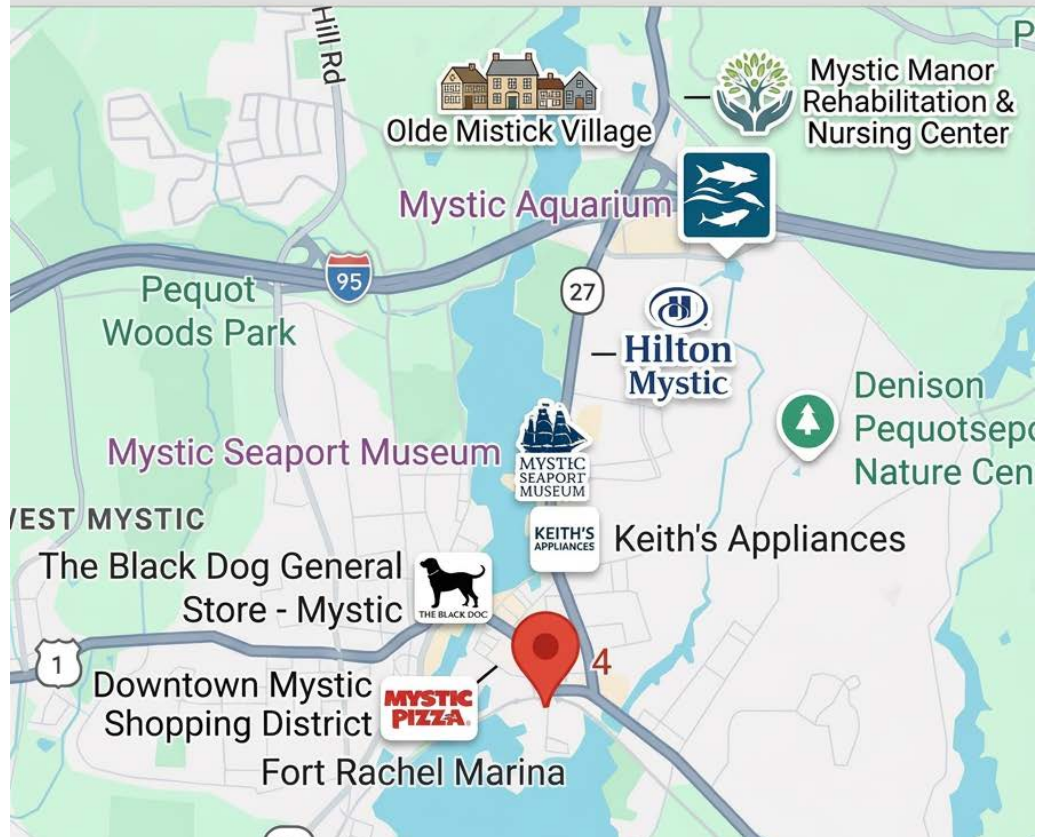
Retail / Dining / Attractions

- Olde Mistick Village – Shopping & Dining
- Downtown Mystic Shopping District
- The Black Dog General Store – Mystic
- Mystic Pizza
- Keith's Appliances – Mystic
- Version 2 – Single "Area Highlights" list

Area Highlights

- Mystic Aquarium
- Mystic Seaport Museum
- Olde Mistick Village – Shopping & Dining
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MYSTIC AREA HIGHLIGHTS MAP - 4 BROADWAY AVE EXT



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