



MEDICAL OFFICE PROPERTY FOR LEASE

98 SPENCER PLAIN ROAD
OLD SAYBROOK, CONNECTICUT 06475



2,141 SF
AVAILABLE

\$29.00 /SF
TRIPLE NET (NNN) LEASE

\$61,589 /YEAR
BASE RENT
(\$5,132.42 /MONTH)

PROPERTY HIGHLIGHTS

- 2,141± SF Medical Office Building**
Converted residence style building with efficient medical layout
- Functional Layout**
Reception/waiting area, multiple operatories, private offices, x-ray room, restrooms, kitchenette and storage
- Ample Parking & Access**
Parking lot accessed from Heck Place with frontage on three roads
- Strategic Location**
High visibility with 250' frontage on Spencer Plain Road
- Flood Zone X**
Located in an area of minimal flood hazard

AREA DEMOGRAPHICS

RADIUS: 1 | 3 | 5 MILES

	1 MILE	3 MILES	5 MILES
Population	3,427	17,375	26,840
Households	1,495	7,362	11,180
Avg. Household Income	\$123,300	\$129,210	\$140,580
Median Household Income	\$98,150	\$102,580	\$112,560
Median Age	53.1	51.0	50.2
Daytime Population	3,514	11,880	16,180

Source: Esri 2024

PROFESSIONAL MEDICAL OFFICE SPACE IN A PRIME OLD SAYBROOK LOCATION



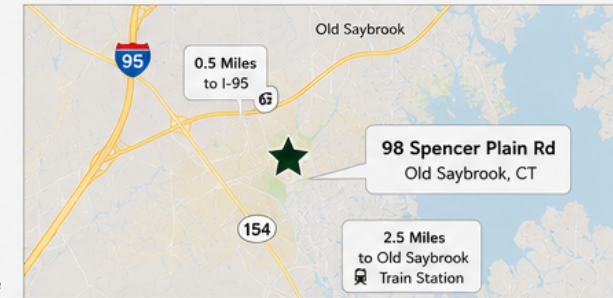
PROPERTY OVERVIEW

Freestanding 1.5-story medical office building totaling 2,141± SF on 1.80± acres in Old Saybrook. The property offers a functional medical layout, ample parking, excellent visibility and convenient access to I-95. Ideal for medical or professional users seeking a turnkey location.

- 2,141± SF**
Medical Office Building
- Ample On-Site Parking**
Parking Access from Heck Place
- Excellent Location**
0.5 Miles to I-95 | 2.5 Miles to Old Saybrook Train Station

LEASE SUMMARY

Available Space: 2,141 SF
Lease Rate: \$29.00 /SF NNN
Base Rent: \$61,589 /Year
(\$5,132.42 /Month)
Lease Type: Triple Net (NNN)
Term: Negotiable
Possession: 9/1/26
Use: Medical / Professional Office



FOR MORE INFORMATION OR TO SCHEDULE A TOUR, PLEASE CONTACT:

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