

1548 WEST MAIN ST., WILLIMANTIC, CT

Medical Office/Retail Spaces For Lease



- ⇒ 1 Space Available
- ⇒ Rear Entrance
- ⇒ 1500 SF
- ⇒ \$14.00/SF + NNN
- ⇒ CAM \$2.75/SF
- ⇒ Taxes \$1.98/SF
- ⇒ Built out as Medical/ Dental Office Space w/ handicapped bathrooms
- ⇒ Close to UCONN & ECSU
- ⇒ Across from CT DMV
- ⇒ Located in the center of busy retail district on Rte 32 near Rte 6 interchange
- ⇒ Excellent location for professional offices & retail
- ⇒ - Traffic Count: 14,700

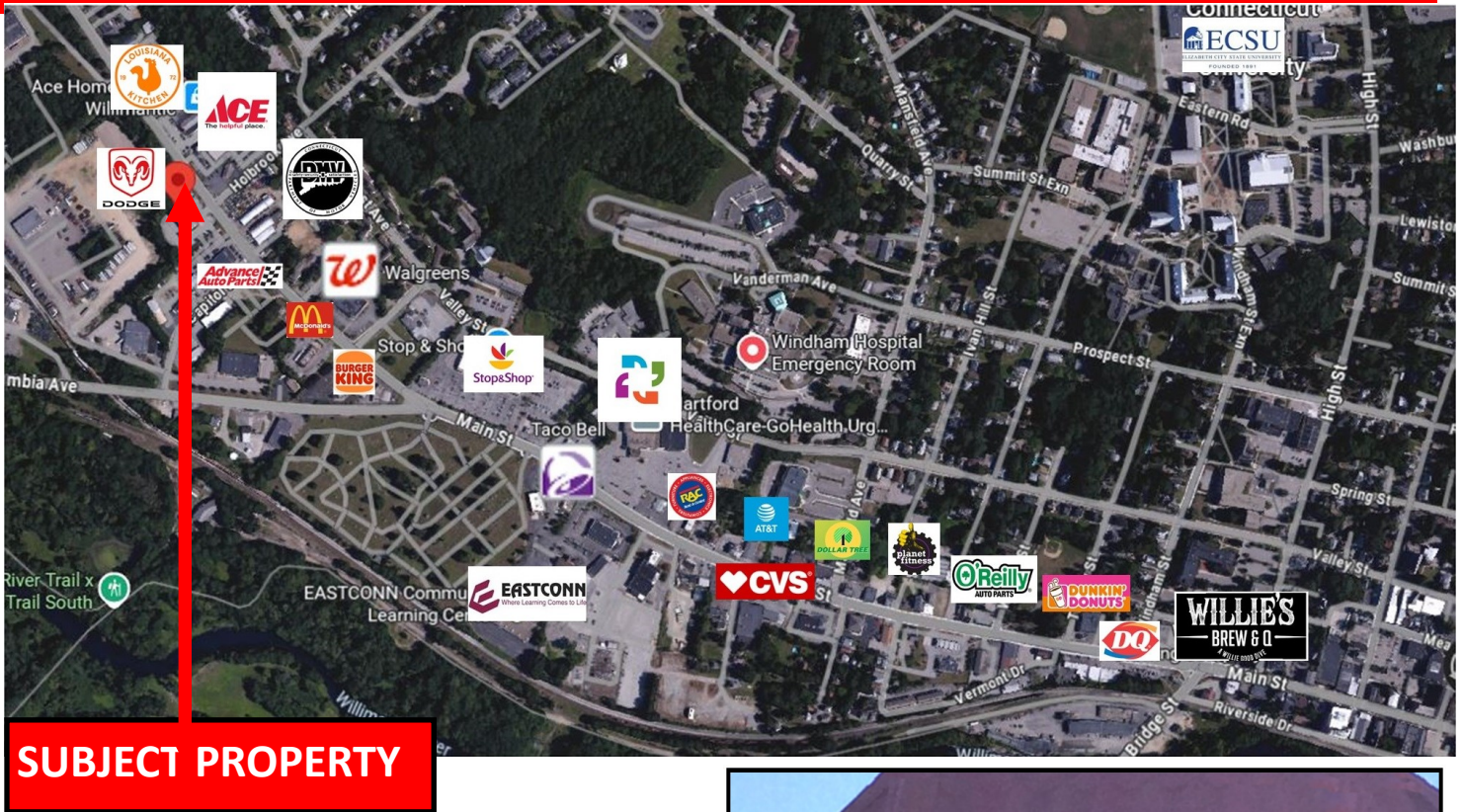


LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

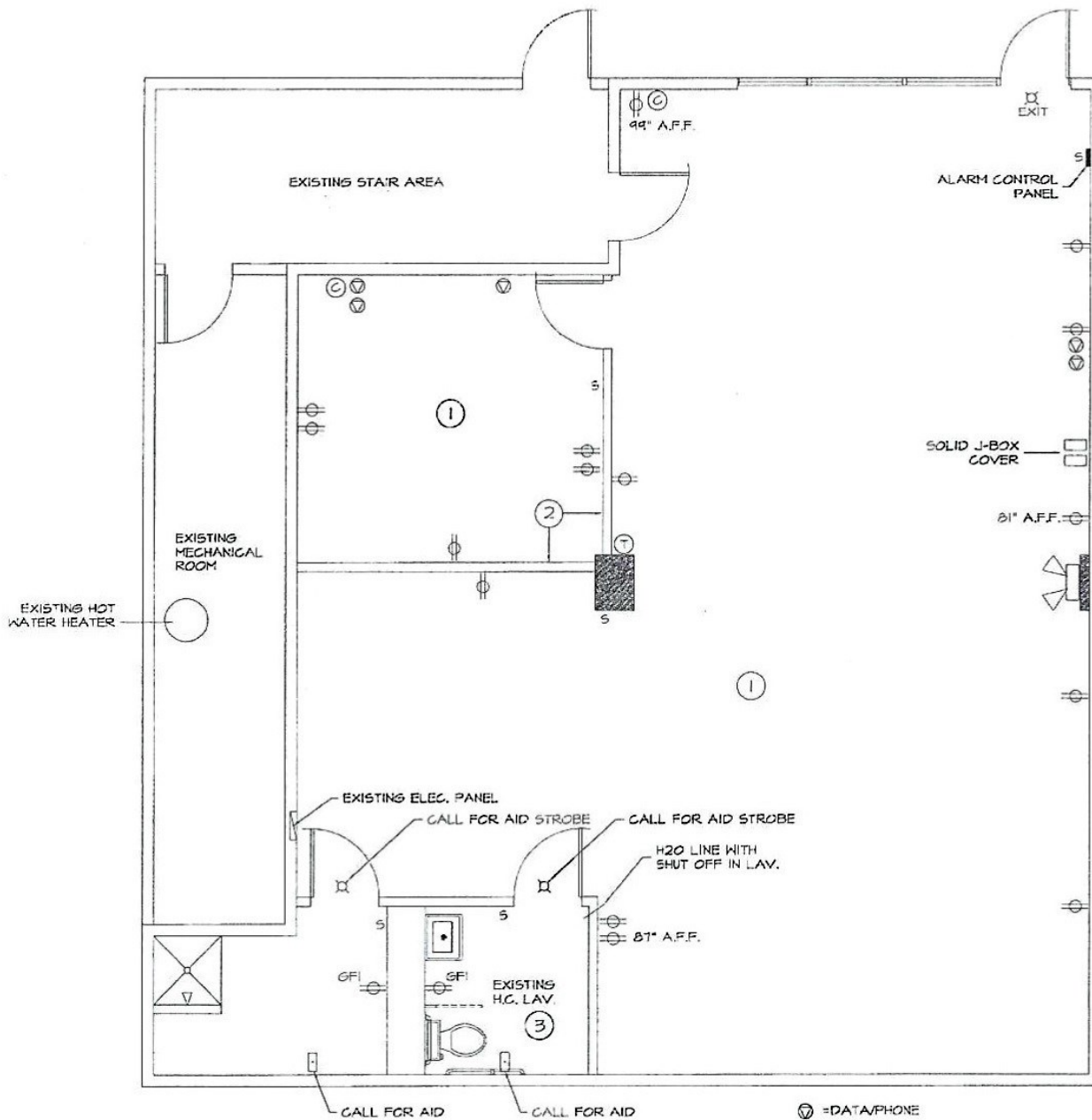
RON LYMAN

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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

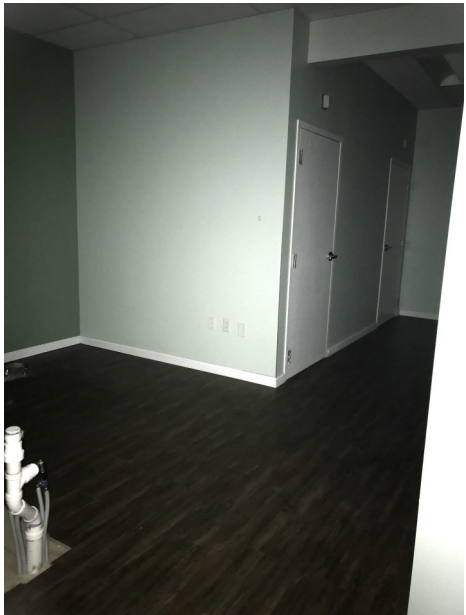
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EXISTING FLOOR PLAN

SCALE: 1/4"=1'-0"

- ① OWNER SHALL REMOVE ALL EXISTING FLOOR FINISHES, ACOUSTICAL CEILING AND MAKE ALL WALLS SCHEDULED TO REMAIN, PAINT READY.
- ② EXISTING WALLS SHALL BE REMOVED BY THE OWNER.
- ③ THE OWNER SHALL REPAIR THE EXISTING FLOOR TILE AND MAKE THE EXISTING WALLS PAINT READY.



WEST MAIN STREET / ROUTE 32

