

FOR SALE

OFFICE / RETAIL



25 Chesterfield Rd., East Lyme, CT 06333

FOR SALE

\$419,000

Norm Peck

Signature Properties
of New England

1031 Norwich-New London
Turnpike #13
Uncasville, CT 06382

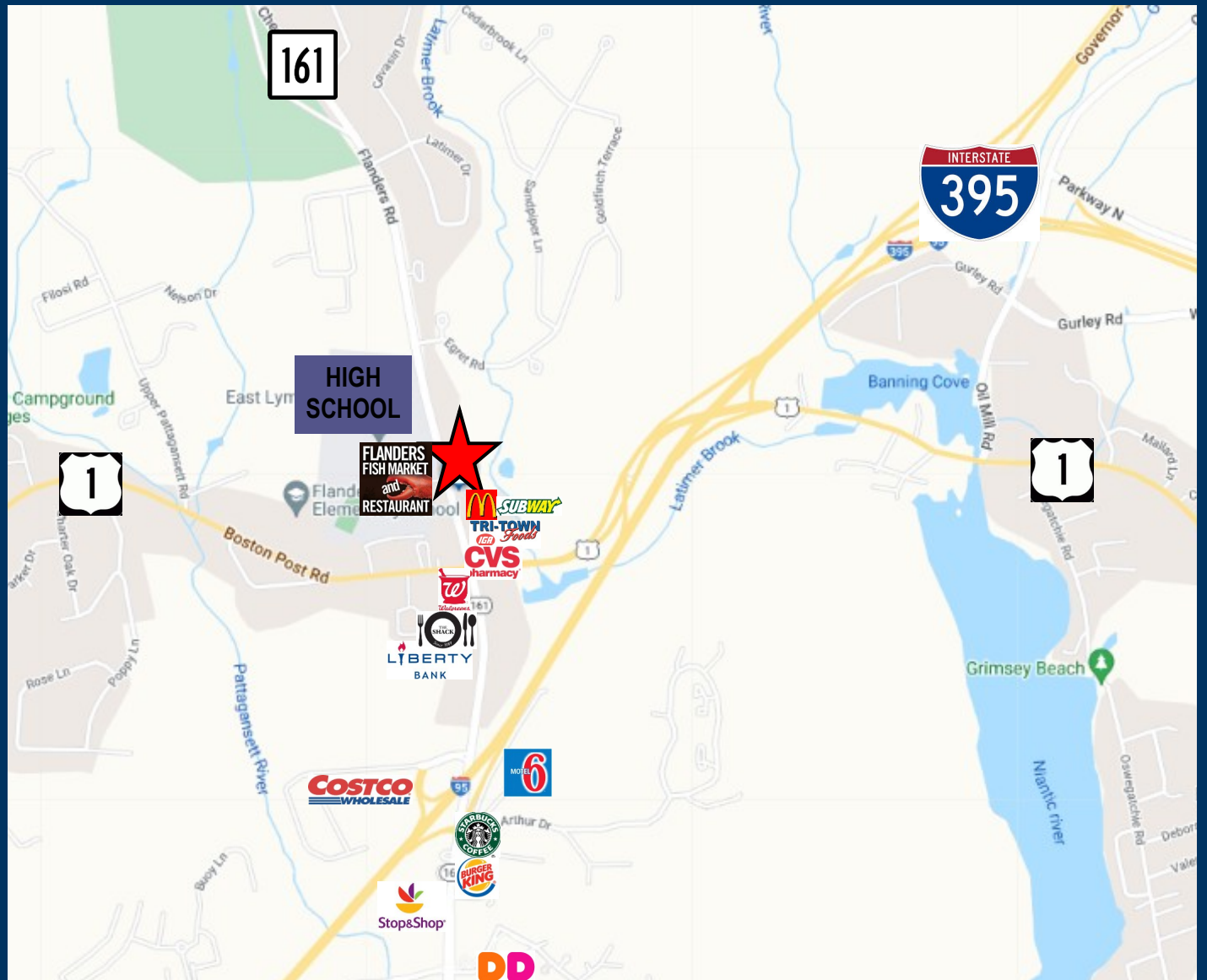
860-460-9757

860-447-8839 ext 7203

NPeck@PropertiesCT.com

- >> Two level Retail/Office building, total 1,785sf
- >> Handicap accessible
- >> Half mile to I-95
- >> Zone CA Commercial
- >> Public Water / Sewer; Electric heat
- >> 84' Road frontage
- >> 9 Off-street parking spaces
- >> 9,900 ADT
- >> 1.17 Acres; 0.5 usable

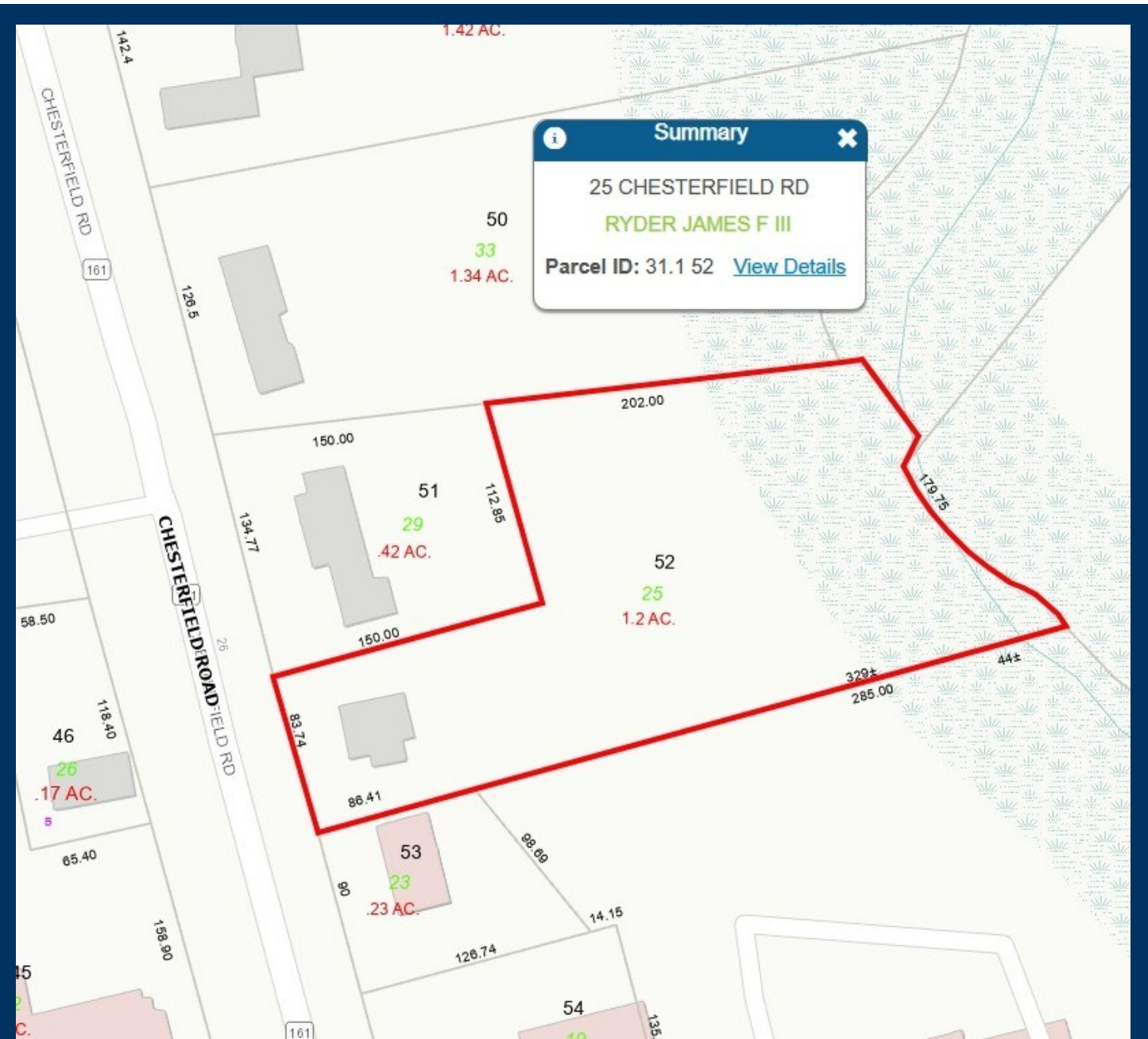




ZONE CA - COMMERCIAL

PERMITTED USES: Office, Medical, Retail, Personal Service, Private Education...

BY SPECIAL PERMIT: Indoor Recreation, Wholesale, Laundromat, Restaurant, Veterinarian, Medical Marijuana Dispensary...



| DEMOGRAPHICS | 3 MILE | 5 MILE | 10 MILE |
|-------------------------------|--------|--------|---------|
| Total Population | 17,230 | 34,884 | 136,041 |
| Total Households | 7,631 | 14,656 | 55,997 |
| Household Income \$0—\$30,000 | 13.06% | 17.20% | 16.82% |
| \$30,001-\$60,000 | 13.48% | 14.03% | 16.73% |
| \$60,001-\$100,000 | 18.20% | 20.64% | 22.93% |
| \$100,001+ | 55.25% | 48.14% | 43.54% |

