

FOR SALE FOR LEASE

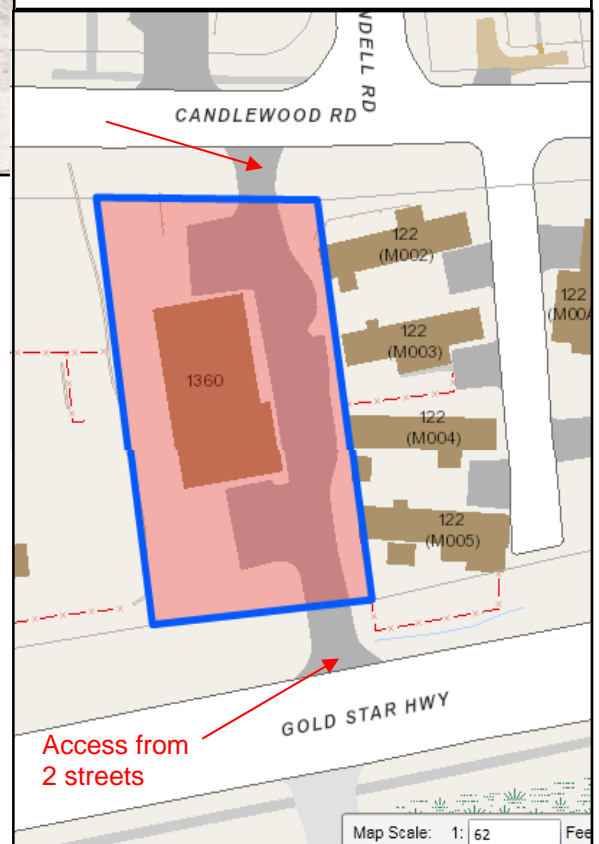
1360 Gold Star Highway
Groton, CT



\$210,000

\$8/SF NNN

- ◆ Retail location on Route 184
- ◆ 3,034 SF Building
- ◆ Take front 2,000 SF only or whole building
- ◆ Zone: CB-15
- ◆ Traffic Count: 15,800
- ◆ Just east of Route 117 intersection
- ◆ Access from 2 streets: Gold Star Hwy. & Candlewood Rd.
- ◆ Frontage on both roads: 100 Feet each

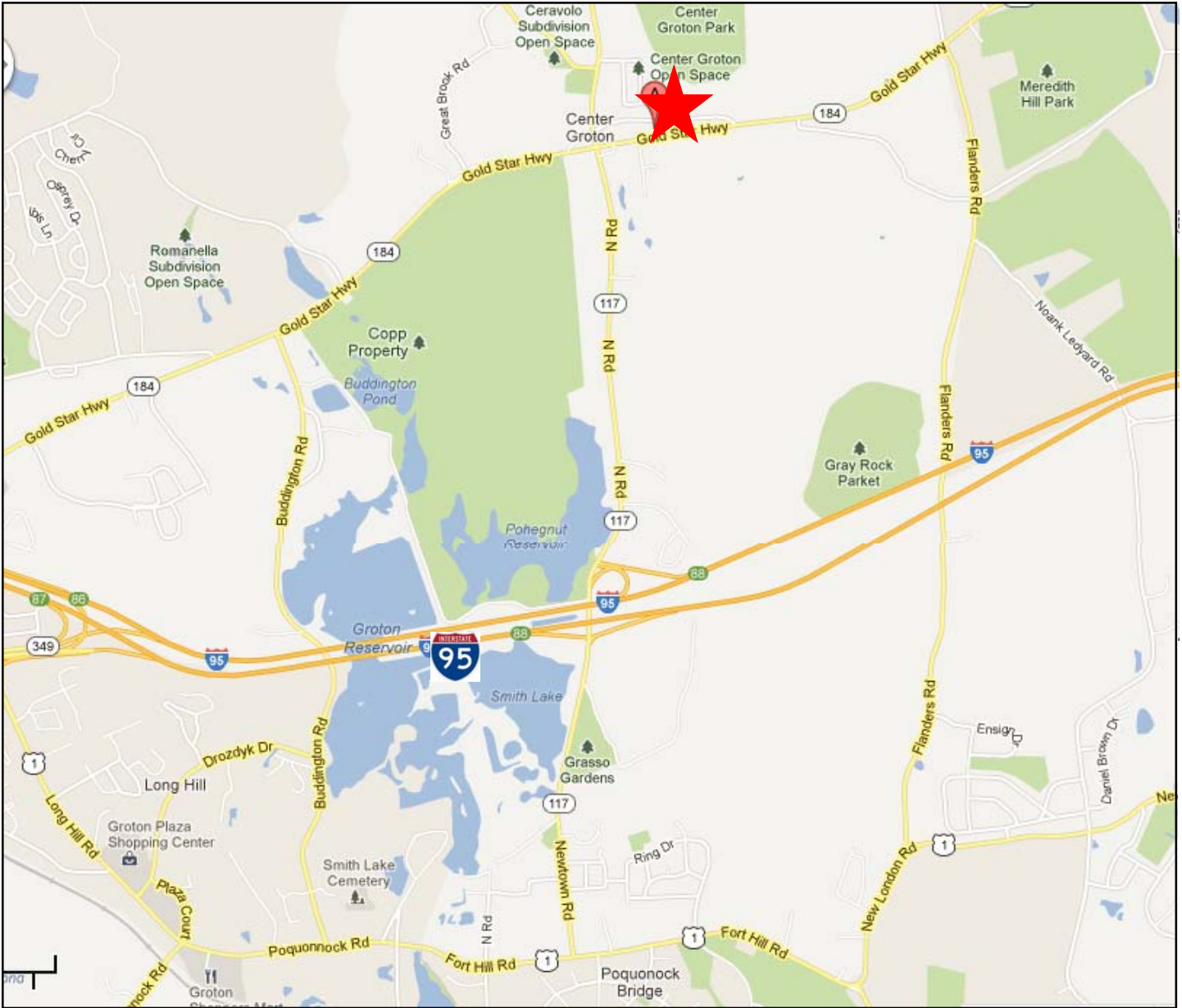


PEQUOT COMMERCIAL

Eastern Connecticut and Western Rhode Island's Preferred REALTORS

Judy Walsh

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DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Total Population	801	23,452	74,341
Total Daytime Population	1,441	20,755	77,000
Total Median HH Income	\$64,030	\$56,279	\$54,855
Total Households	358	9,320	28,358

Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.

