

# Professional Office Space FOR LEASE



## FOR LEASE

Professional Office  
Space 2nd Flr.

Approx.  
331sf  
\$850/mo  
plus utilities

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0.76 Acres

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35+ Parking

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**428 Long Hill Rd., Groton CT**

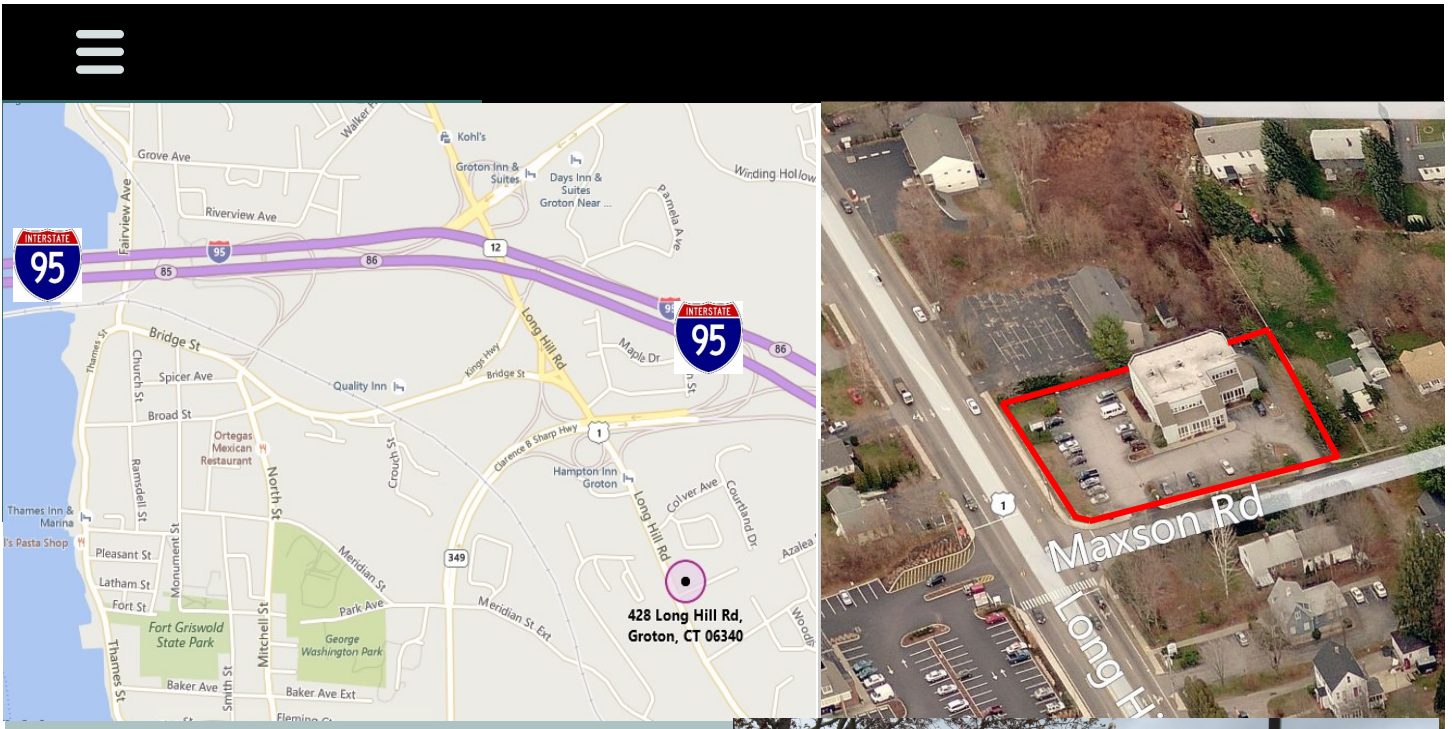
Heather Gianacoplos  
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### **PEQUOT COMMERCIAL**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333

860-447-9570  
860-444-6661 Fax

- > Elevator - handicap access
- > Town water/Septic. Sewer at street
- > Signalized Intersection
- > Central Air and Heat with electric
- > Traffic Count 21,700 ADT
- > Great for Medical, Professional Offices,  
Consulting, Insurance, Real Estate...



## **Zone CN - Commercial Neighborhood**

**PERMITTED USES:** Bank Office  
Club/Lodge/Association Library  
Day Spa Personal services  
School/Studios Church  
Medical/Dental Labs Laboratories ...

**BY SPECIAL PERMIT:** Clinic/Hospital  
Florist...



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
<b>Total Population</b>			
<b>Total Households</b>			
<b>Household Income \$0—\$30,000</b>	26.25%	22.57%	18.17%
<b>\$30,001-\$60,000</b>	25.73%	24.22%	22.96%
<b>\$60,001-\$100,000</b>	27.40%	25.37%	26.28%
<b>\$100,001+</b>	20.63%	27.83%	32.62%

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





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**2nd floor  
331 sf**







## STAIRS / ELEVATOR TO SECOND FLOOR

