



## FOR LEASE - Professional Office/Retail



60 Colver Ave., Groton, CT 06340

**FOR LEASE**

**\$12/sf NNN**

- > 3,342sf in rear of building with separate entrance
- > Ample parking spaces
- > Located just off Long Hill Rd, aka Route 1
- > Close to I-95
- > Zone CM Commercial

Heather Gianacoplos

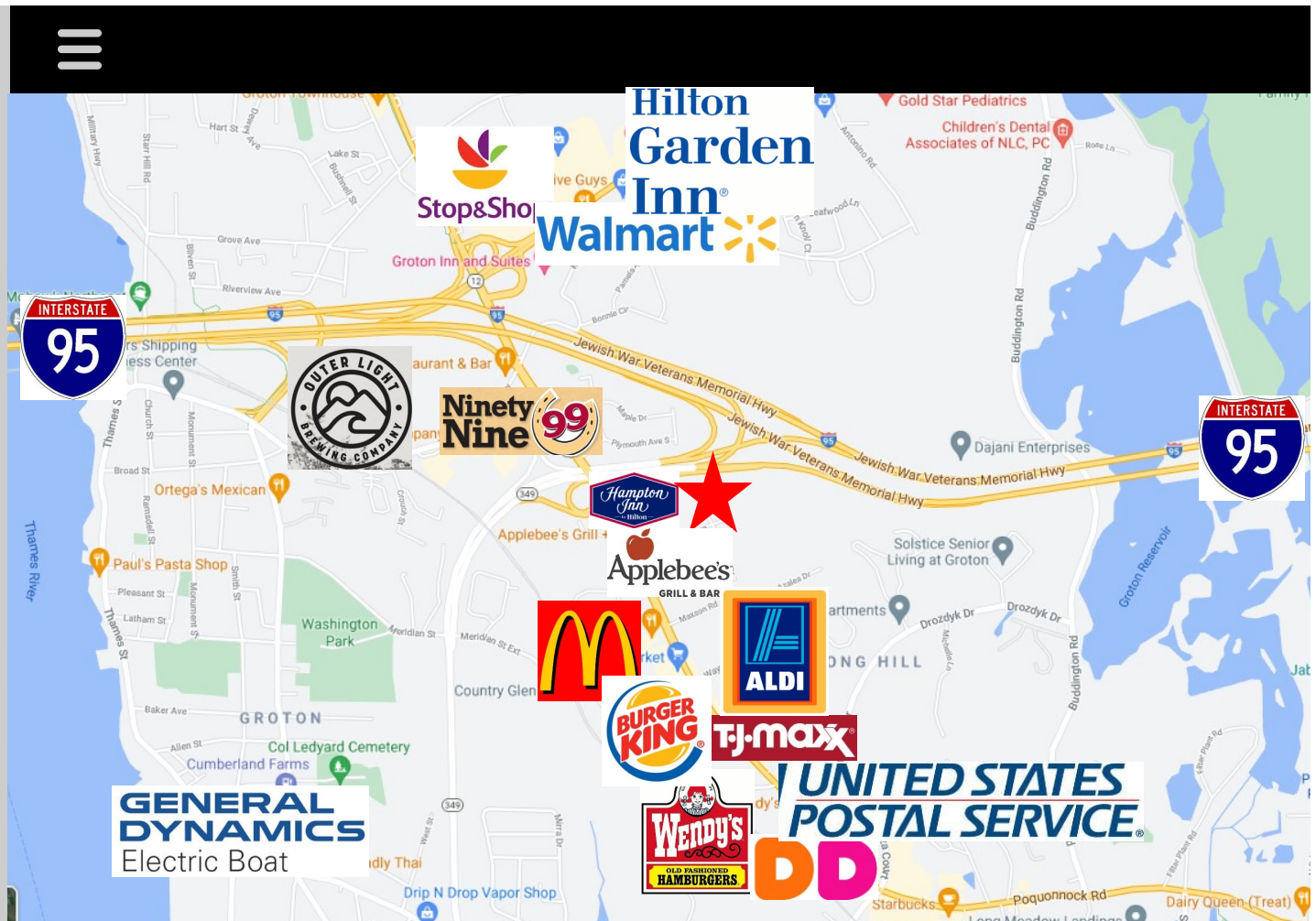
**Pequot Commercial**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333

860-447-9570 x153  
860-444-6661 Fax

heatherg@pequotcommercial.com





| DEMOGRAPHICS                         | 3 MILE | 5 MILE | 10 MILE |
|--------------------------------------|--------|--------|---------|
| <b>Total Population</b>              | 49,472 | 80,983 | 142,810 |
| <b>Total Households</b>              | 19,386 | 33,597 | 60,010  |
| <b>Household Income \$0—\$30,000</b> | 31.22% | 25.35% | 20.61%  |
| <b>\$30,001-\$60,000</b>             | 25.90% | 22.74% | 21.36%  |
| <b>\$60,001-\$100,000</b>            | 24.16% | 23.47% | 23.87%  |
| <b>\$100,001+</b>                    | 18.73% | 28.44% | 34.16%  |

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





