

FOR LEASE

1st floor OFFICE



6 Shaw's Cove, New London, CT 06320

FOR LEASE

**\$20/sf Gross
plus janitorial**

John Jensen, SIOR

Pequot Commercial

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

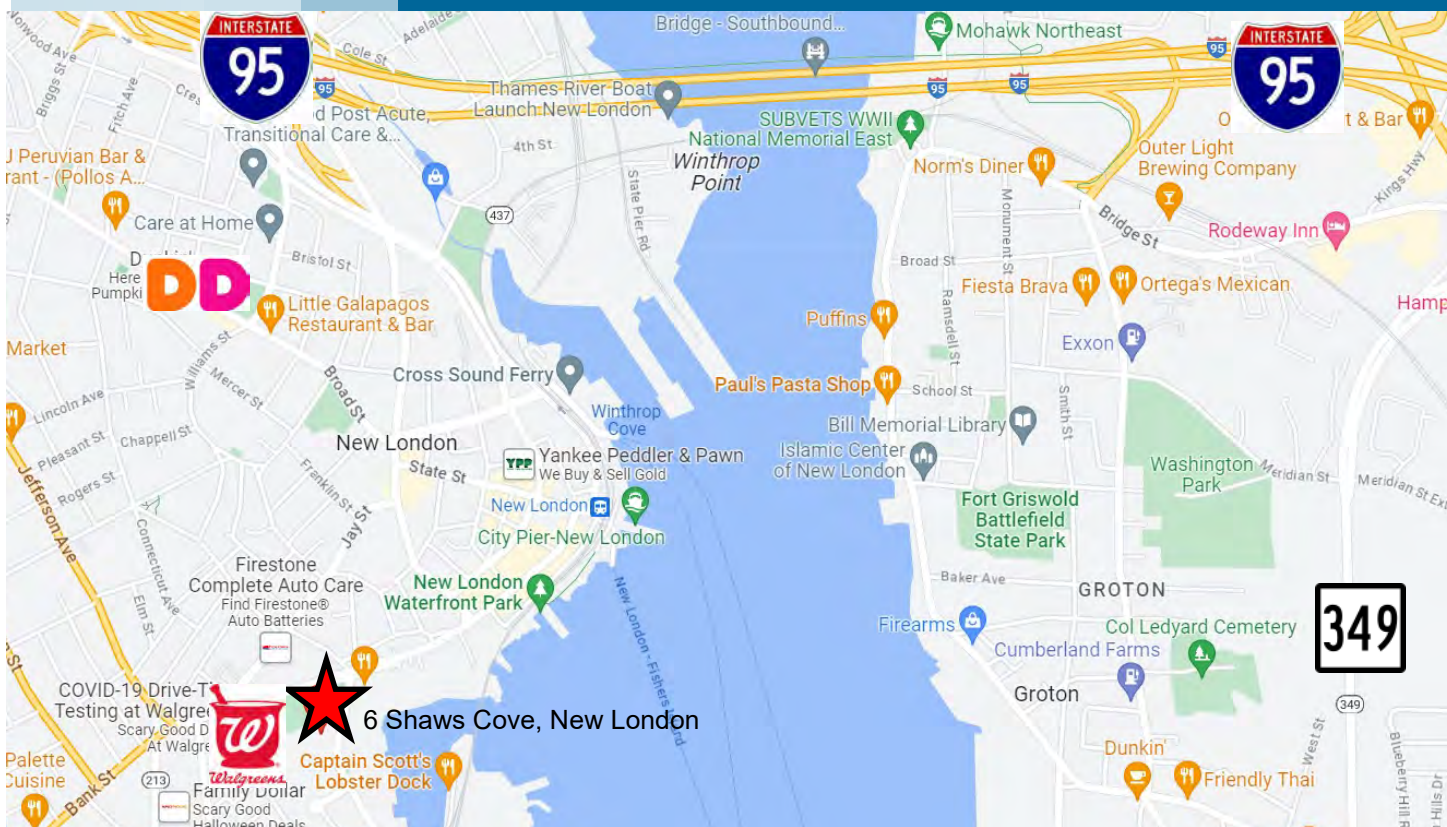
860-447-9570 x131

860-444-6661 Fax

jjensen@pequotcommercial.com

Beautifully Maintained Professional Office Building

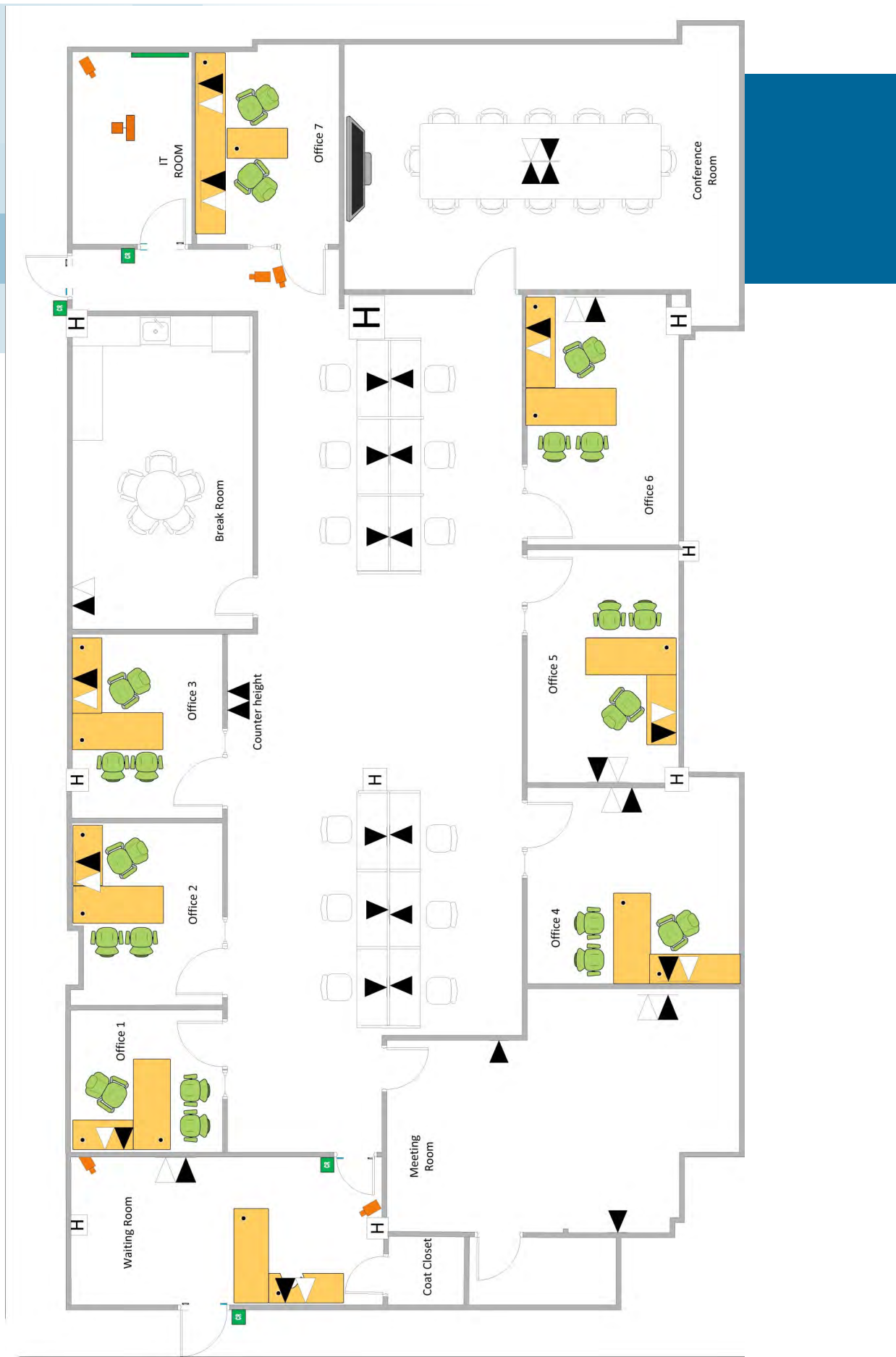
- >> 5,712± sf 1st floor office space
- >> 170+ parking spaces
- >> Public Water/Sewer/Gas; Central A/C
- >> Built 1988
- >> 10,500 Average Daily Traffic Count
- >> 360' Road frontage



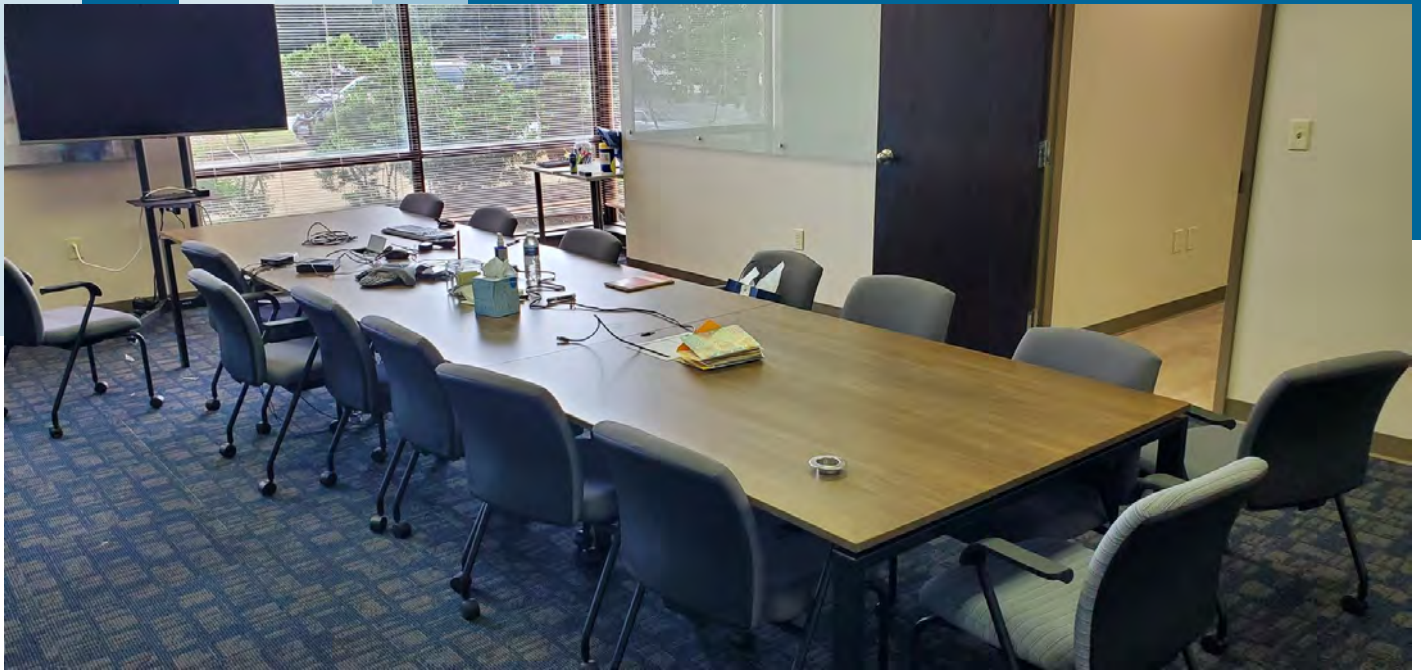
DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	52,297	77,697	145,877
Total Households	22,256	32,148	60,012
Household Income \$0—\$30,000	24.63%	21.30%	16.11%
\$30,001-\$60,000	20.91%	19.72%	17.54%
\$60,001-\$100,000	24.97%	14.21%	22.91%
\$100,001+	29.48%	34.77%	43.45%

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

6 Shaw's Cove, Unit #103 with 5,712sf









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