

TYLER SQUARE, 1320 MAIN ST., WILLIMANTIC, CT

6,000 SF Class A Office with Loading Dock Potential



FOR LEASE

Call Agent for Pricing
6,000 SF SPACE
CLASS A OFFICE



- ⇒ 3,615 SF Also Available (see site plan next page)
- ⇒ Public Water & Sewer
- ⇒ Gas Heat / Central AC
- ⇒ Existing rear platform at loading dock height
- ⇒ Roll up door easily installed if loading dock required (see pics next page)
- ⇒ Triple Net Lease (NNN = \$4.97/SF)
- ⇒ At signalized Intersection
- ⇒ 3-Phase Electric, 480 volts, 4,000 amps
- ⇒ Sprinklered
- ⇒ 525 Parking Spaces
- ⇒ On busy Route 32
- ⇒ Traffic Count: 16,400
- ⇒ Close Proximity to:
 - Stop & Shop Shopping Ctr.
 - Windham Community Hospital, ECSU
- ⇒ Other Tenants: Taco Bell, AutoZone, CHR, Sherwin Williams, Dept. of Social Services, Social Security, Veteran's Medical Center & EastConn

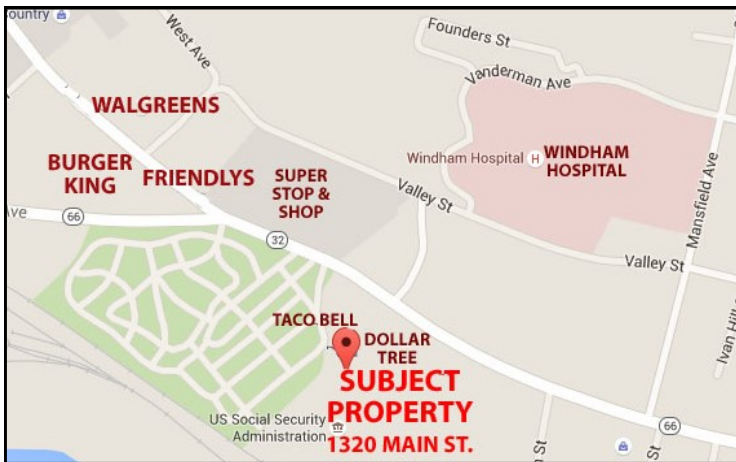
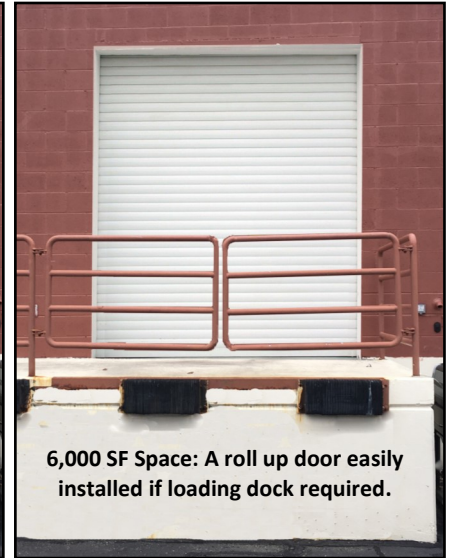
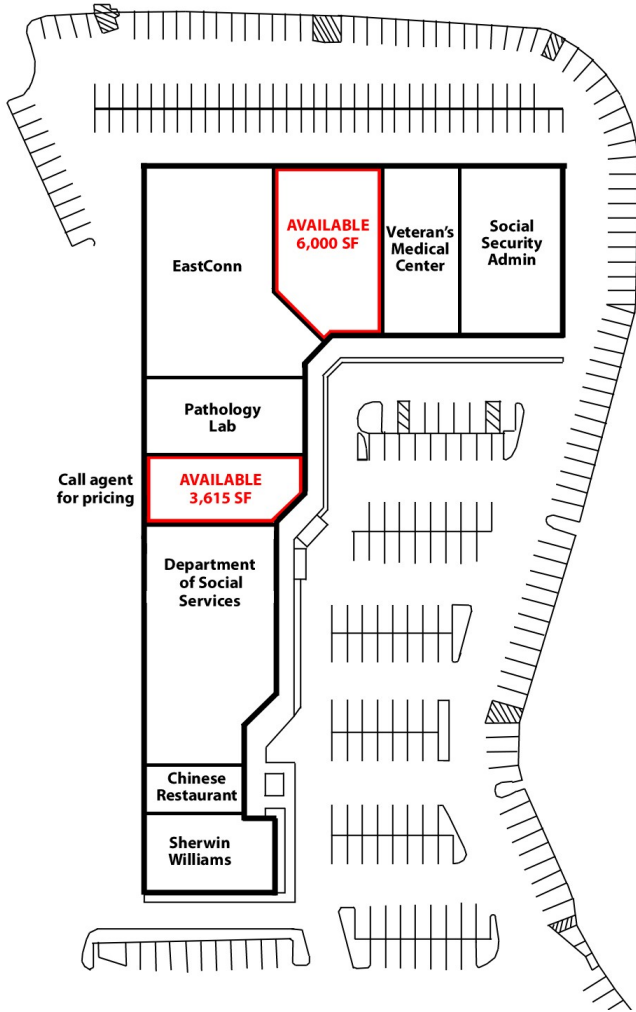
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Demographics	1 MILE	3 MILES	5 MILES
Total Population	9,781	26,470	38,715
Total Daytime Population	14,063	28,568	18,148
Total Households	2,702	9,219	66,728

All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.

FLOOR PLAN FOR 6,000 SF

