

FOR LEASE

OFFICE / RETAIL



70 - 88 Howard St., New London, CT



**Starting at
\$673/mo
includes
utilities**

Norm Peck

**Signature Properties
of New England**

1031 Norwich-New London
Turnpike #13
Uncasville, CT 06382
860-460-9757 Cell
860-447-8839 ext. 7203
NPeck@PropertiesCT.com

- ◆ **299 SF - 1,900 SF available
on 1st & 2nd floors**
- ◆ **Pristine setting on Shaw's Cove;
adjacent to marina**
- ◆ **Ample Parking**
- ◆ **9,400 ADT Counts**
- ◆ **Zone: WD - Permitted Uses:**
 - **office, marine uses, retail, service,
restaurant, daycare, school,
museum, and more**

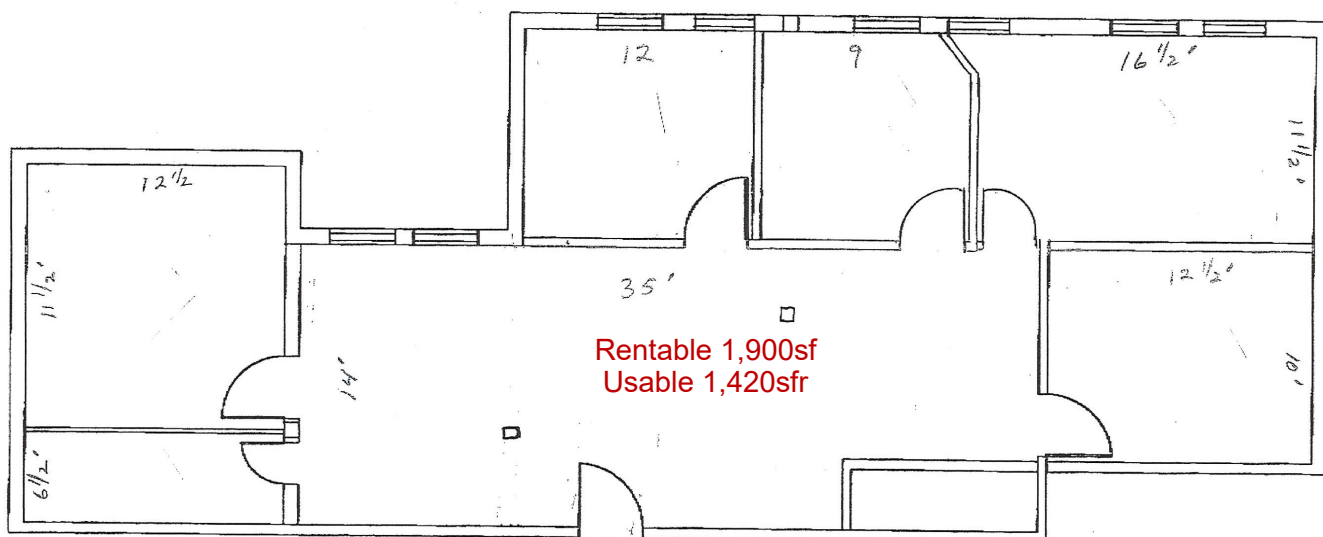


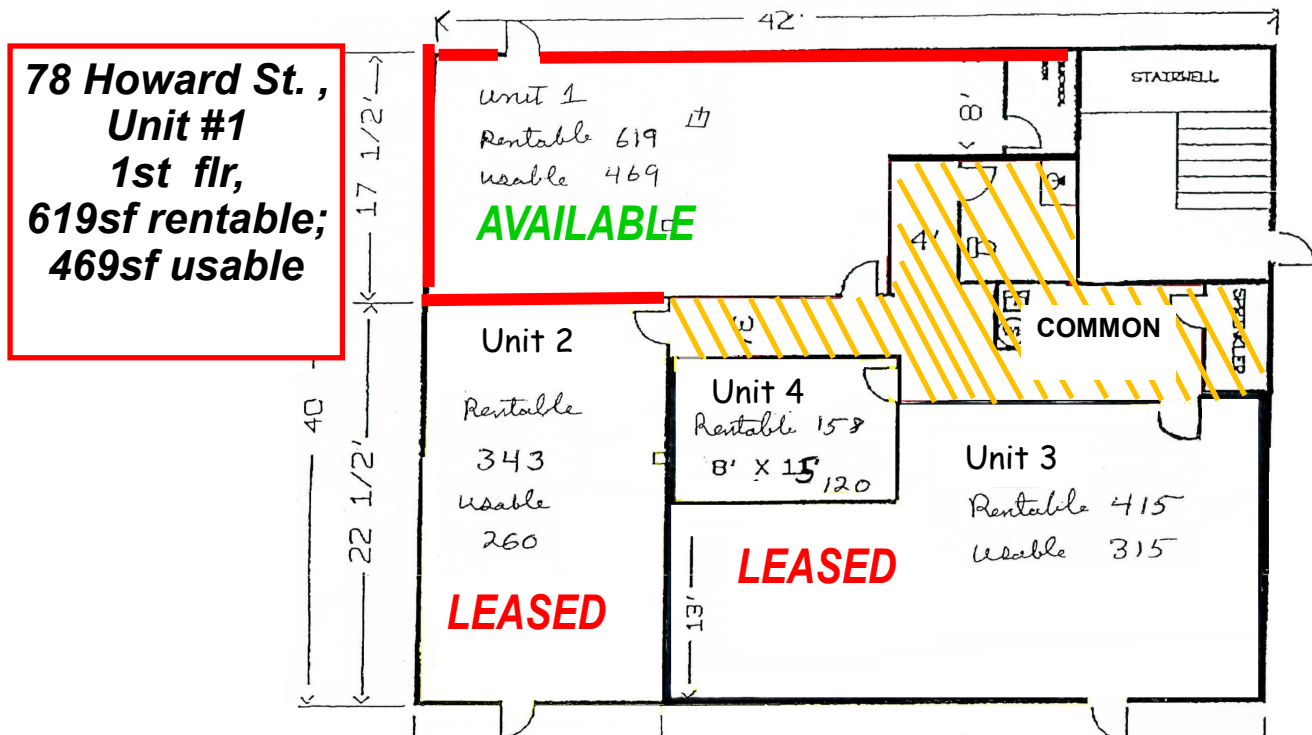
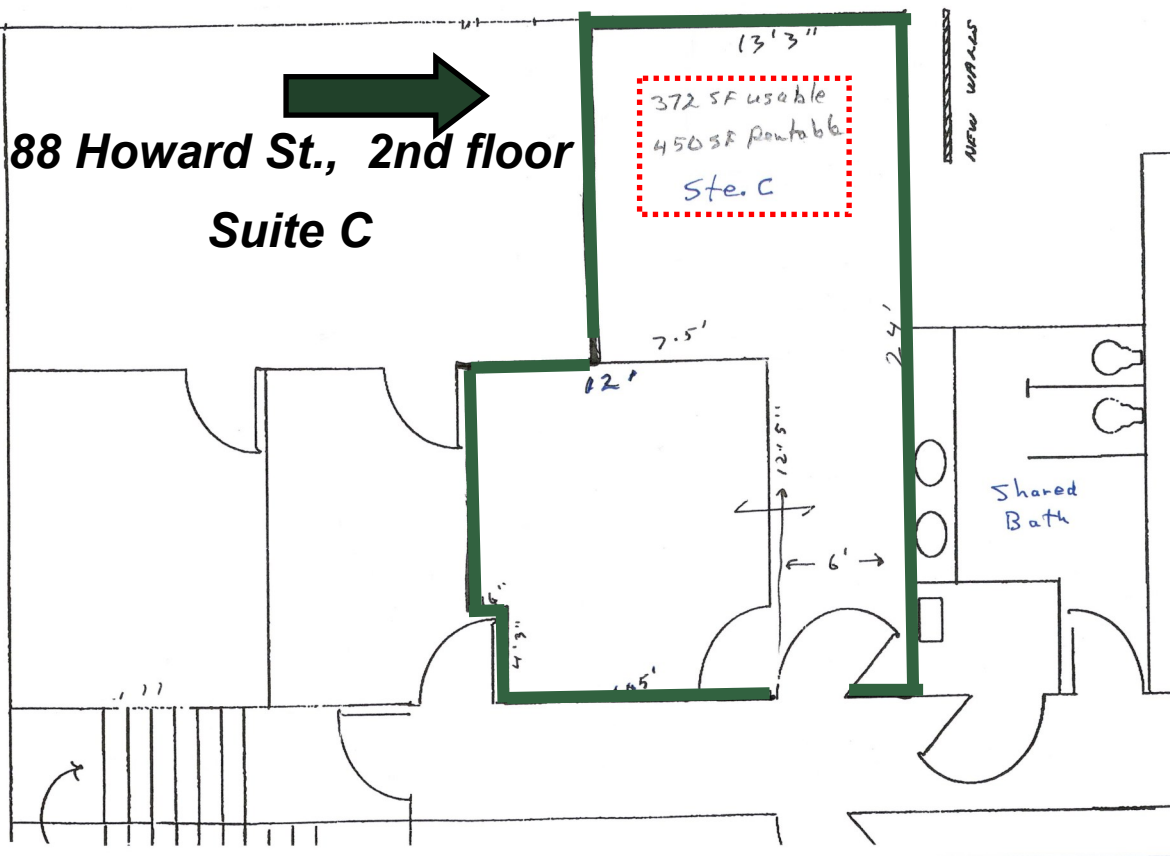
Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



Columbus Park
70 - 88 Howard St., New London

<u>Address</u>	<u>Private Useable Sq Ft</u>	<u>Rentable Sq. Ft.</u>		<u>Rent/Month</u>
1) 70 Howard St., #D-1		332	2nd floor	\$747 Gross (shared bath) + janitorial
2) 70 Howard St., #D-2	169	299	2nd floor	\$673 Gross (shared bath) + janitorial
3) 70 Howard St., #D-3		403	2nd floor	\$1,357 Gross (shared bath) + janitorial
4) 88 Howard St. Ste #C	372	450	2nd floor	\$640/mo plus util + janitorial
5) 88 Howard St. Ste #A	1,420	1,900	2nd floor	\$2,217/mo + util + janitorial
6) 78 Howard St.	469	619	1st floor	\$983/mo + util + janitorial AVAILABLE 12/14/26



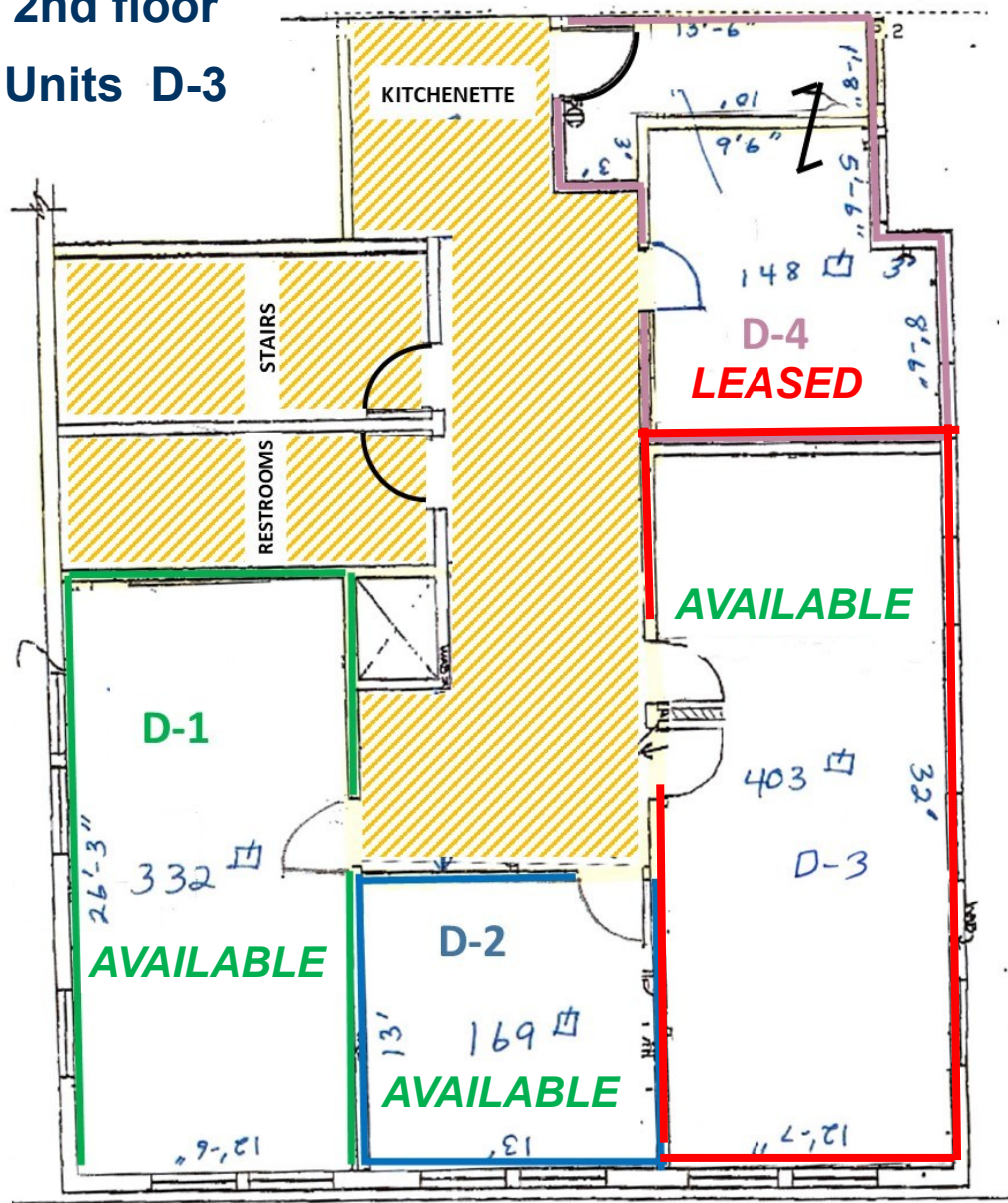


70 Howard St.

 = COMMON SPACE

2nd floor

Units D-3



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	53,323	77,739	151,136
Total Households	22,839	32,284	62,815
HH Income \$0—\$30,000	21.93%	18.32%	14.54%
\$30,001—\$60,000	20.49%	19.09%	16.86%
\$60,001—\$100,000	27.23%	26.37%	22.72%
\$100,000+	30.33%	36.19%	46.31%