

FOR LEASE

**2,000 SF OFFICE SPACE
Brooks Plaza**



324-B Flanders Rd., East Lyme, CT 06333

FOR LEASE
2,000 SF
@ \$20/sf NNN

Norm Peck
Signature Properties
of New England

1031 Norwich-New London
Turnpike #13
Uncasville, CT 06382

860-460-9757
860-447-8839 ext 7203
NPeck@PropertiesCT.com

- ◆ Former Hartford Healthcare office space
- ◆ 100+ Parking spaces
- ◆ Public Water/Sewer; Natural Gas heat, forced hot air, Central A/C
- ◆ Other tenants: The Shack Restaurant, a realty office, Chinese restaurant, Japanese restaurant
- ◆ 13,100 Average Daily Traffic Counts
- ◆ Built 1991
- ◆ Zone: CA Commercial
- ◆ 2.62 acres; 550 feet of road frontage



ZONE CA - COMMERCIAL

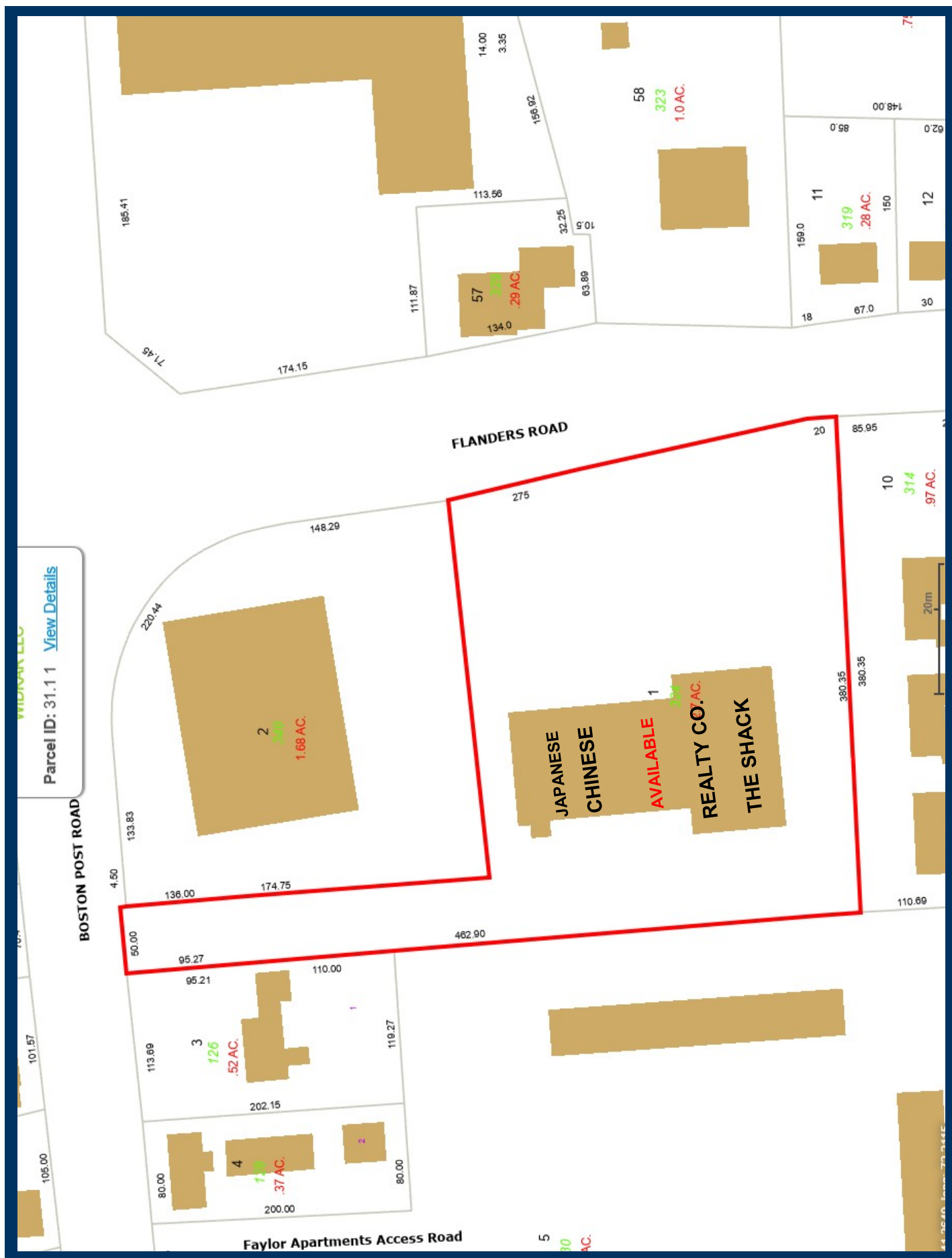
PERMITTED USES: Office, Medical, Retail, Personal Service, Private Education...

BY SPECIAL PERMIT: Indoor Recreation, Wholesale, Laundromat, Restaurant, Veterinarian, Medical Marijuana Dispensary



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	15,496	36,443	132,760
Total Households	20,529	15,2604	53,986
Household Income \$0—\$30,000	30.75%	15.43%	19.34%
\$30,001-\$60,000	30.75%	18.10%	21.55%
\$60,001-\$100,000	33.06%	22.72%	24.57%
\$100,001+	48.32%	42.74%	34.54%





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