

163 S. Broad Street, Stonington, CT 06379

\$975

**Active****Office, Retail****Commercial For Lease**

Listing ID : **24052662**
 Parcel Number: **2074274**

DOM / CDOM: **731 / 731**
 County: **New London**
 Neighborhood: **Pawcatuck**
 Is also for Sale/Lease: **/**

Overview

Two spaces for lease at this well-maintained plaza: 800 SF @ \$975/mo plus utilities; 1,600 SF @ \$1,950/mo plus utilities. Highly visible on South Broad Street (Route 1). Next door to the Stonington Police Dept and across from the Stonington High School and VFW. Air conditioned. Public Water/Sewer; natural gas. PERMITTED USES: Retail, Office, Wholesale, Restaurant, Assembly Hall, Financial, Recreation... BY SPECIAL PERMIT: Poolhall, Night club, Laundry, Liquor store, School, Family entertainment, Wellness center, Medical...

Private Remarks**Structural/Parking Information**

Year Built: **1972**
 Number of Stories: **1**
 Number of Units: **7**
 Number of Tenants:
 ADA Compliant/Handicap Features: **/**
 SqFt/SqFt Source: **10,100/Public Records**
 Space is Subdividable:
 Covered Parking Space:
 Uncovered Parking Space:
 Total Parking Spaces: **40**
 Parking Spaces per 1,000 SqFt:
 Garage/Parking Info: **40 Total Spaces, Paved, Off Street Parking**
 Commercial Features:
 Exterior Features:

Construction: **Brick**
 Roof: **Flat, Tar/Gravel**
 Foundation:
 Flooring:
 Ceiling Height:
 # of Restrooms:
 # of Loading Docks:
 # of Overhead Doors:
 Office SqFt:
 Retail SqFt:
 Industrial SqFt:
 Warehouse SqFt:
 Residential SqFt:
 Additional SqFt Available:
 Additional Space Available YN:

Building Information

Present Use: **Retail, Office**

Tax Year:

Business Information

Business Name:
 Number of Employees:
 Conforming Use:

Year Business Established:
 Seating Capacity:
 Business Licenses:

Lease Information

Landlord Options:
 Landlord Requirements: **Credit Check, Security Deposit, Lease Required**
 Landlord Responsibilities:
 Lease Info/Duration: **Negotiable**
 Potential Use:

Tenant Responsibilities: **All Utilities**
 Security Deposit Info: **Required**
 Build Out Allowance:
 Monthly Lease \$:
 Remaining Years on Lease:

HOA

Association Fee Provides:
 Special Assessments / Details: **/**

Utility Information

Heat Type/Fuel: **Hot Air/Bottle Gas**
 Cooling: **Central Air**
 Hot Water System:
 Water Service: **Public Water Connected**
 Sewage System: **Public Sewer Connected**
 Annual Sewer Fee/Assessment:

Available Utilities: **Electric, Gas, Telephone**
 Electric Voltage:
 Electric Amperage:
 Electric Phases:
 # of Electrical Services:

Lot & Location

Acres:	3.06
Zoning:	GC-60
Location:	Suburban
Road Frontage Description:	State Road
Road Frontage Feet Approx:	

Walk Score® : 32 Car-Dependent - Most errands require a car

Listing Information

Showing Instructions:	Call agent.
Lock Box Description:	None
Lock Box Location:	
Directions:	Route 1 (aka South Broad St) across from the VFW and Stonington High School. Located next door to the Stonington Police Dept.
Sign:	No
Owner Name / Phone:	Withheld /
Occupied By:	Vacant

Property Management

Property Management Type:	
Property Management Company:	
Property Management Company Phone:	

Listing Agent/Broker Information

List Agent:	Norman Peck (EPECKN)
List Agent Phone:	(860) 460-9757
List Agent Email:	npeck@propertiesct.com
List Agent License:	RES.0528743
List Agent Website:	

Marketing History

List Price:	\$975
Previous List Price:	\$950
Original List Price:	\$950
Price Last Updated:	10/02/2026
List Price as % of Assessed Value:	

Lot Description:	
In Flood Zone:	
Elevation Certificate:	
Available Documents:	Brochure
Traffic Count:	

Listing Contract Type:	Exclusive Right to Lease Listing Agreement
Service Type:	Full Service
Reserved Prospect:	No
The Commission fields have been removed in accordance with the NAR Settlement, which requires compensation to be excluded in the MLS.	
Click here for additional information	
Date Available:	Now
Potential Short Sale / Comments:	/
The following items are not included in this sale:	

Property Manager:	
Property Manager Phone/Email:	/

List Office:	Signature Properties of N.E. (SIGP60)
List Office Phone:	(860) 447-8839
List Office Website:	http://www.propertiesct.com

Entered in MLS:	10/09/2024
Contract Effective Date:	10/04/2024
Start Marketing Date:	10/04/2024
Listing Last Updated:	10/02/2026
Expiration Date:	10/04/2027
Sale Financing:	

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Prepared By: Norman Peck Lic.:#RES.0528743 | Signature Properties of N.E. | Office: (860) 447-8839 | 10/05/2026 01:05 PM