

FOR LEASE

Individual Offices



75 & 75R Granite St. New London, CT

1. Unit #2E:
128 SF @ \$280/mo
2. Unit #2D:
144 SF @ \$300/mo
3. Unit #2A-R:
195 SF @ \$325/mo

All include utilities

FOR LEASE 3 OFFICES

Norm Peck

Signature Properties
of New England

1031 Norwich-New London

Turnpike #13

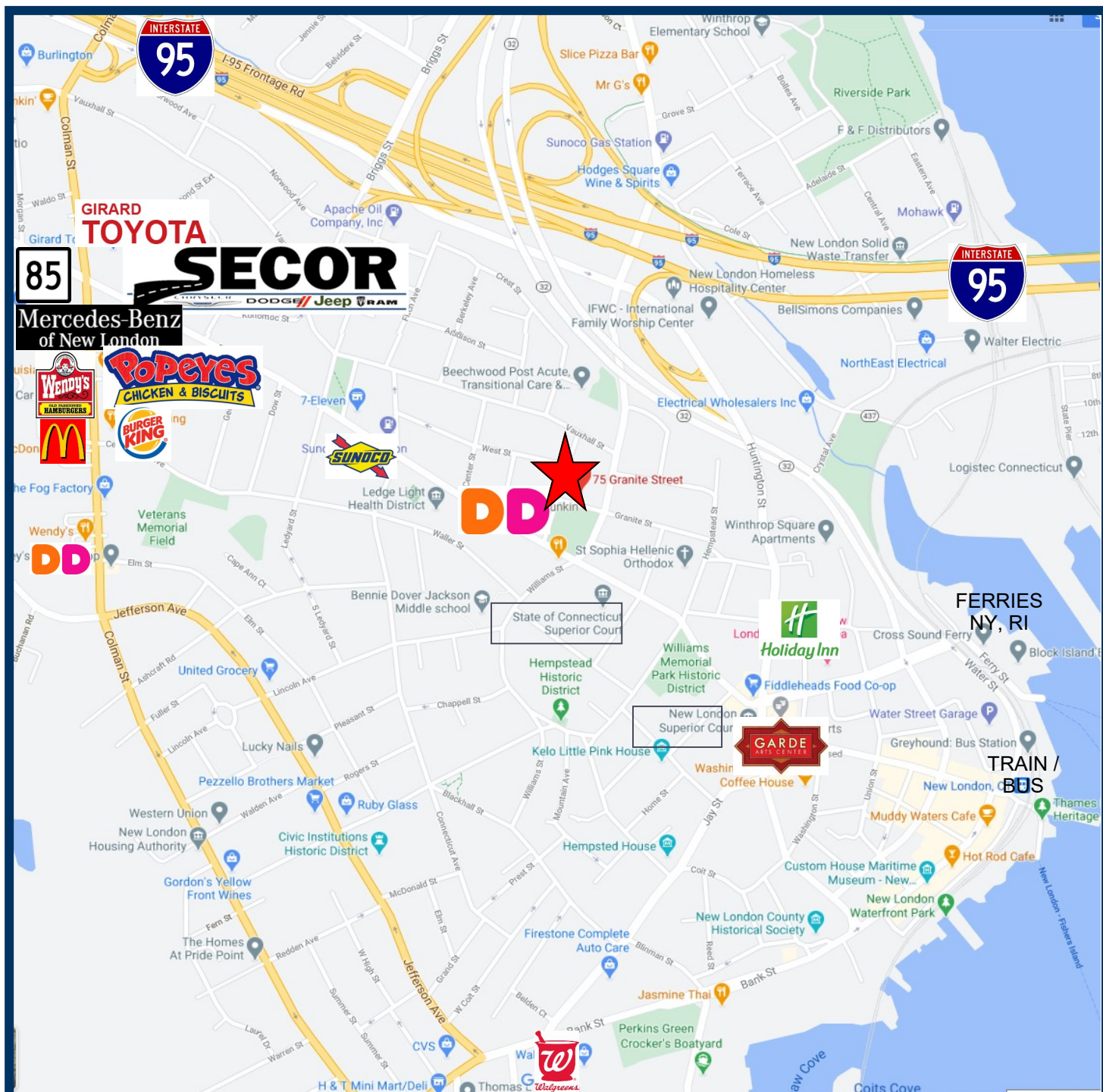
Uncasville, CT 06382

860-447-8839 ext. 7203

NPeck@PropertiesCT.com

- ◆ 27 off-street parking spaces
- ◆ 0.39 acres
- ◆ 65 feet of road frontage on Granite St.
- ◆ Public Water/Sewer
- ◆ Heat: Electric and Propane
- ◆ Zones R-4 and Opportunity Zone
- ◆ Across from Williams Park
- ◆ Near courthouses
- ◆ Quick off I-95
- ◆ Close to Broad St. (Route 85)





DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	55,729	77,460	143,747
Total Households	21,977	31,437	58,879
Household Income \$0—\$30,000	29.54%	24.29%	18.80%
\$30,001-\$60,000	26.36%	23.76%	21.40%
\$60,001-\$100,000	23.69%	24.67%	25.11%
\$100,001+	21.41%	27.29%	34.69%

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

75

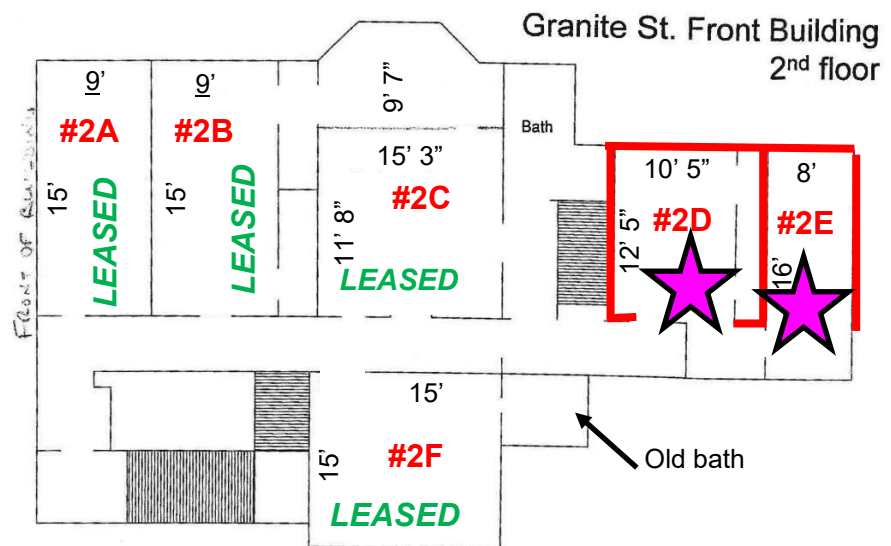
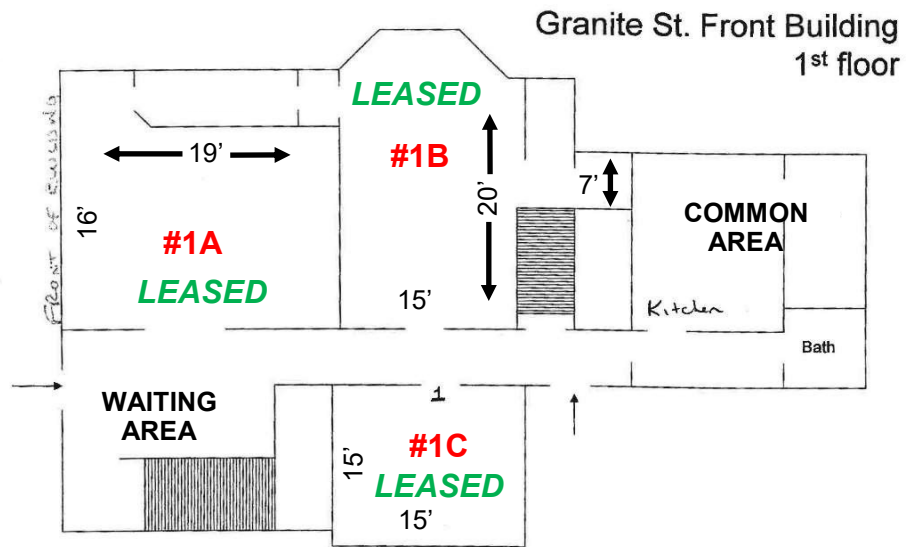
<u>Floor</u>	<u>Suite</u>	<u>Sq Ft</u>	<u>Rent</u>	<u>\$ / sq ft</u>	
~~1~~	~~1A~~	~~304~~	~~\$507.00~~	~~\$20.00~~	~~LEASED~~
~~1~~	~~1B~~	~~300~~	~~\$507.00~~	~~\$20.00~~	~~LEASED~~
~~1~~	~~2C~~	~~225~~	~~\$375.00~~	~~\$20.00~~	~~LEASED~~
2	2A	135	\$270.00	\$24.00	LEASED
~~2~~	~~2B~~	~~135~~	~~\$270.00~~	~~\$24.00~~	~~LEASED~~
~~2~~	~~2C~~	~~327~~	~~\$490.00~~	~~\$18.00~~	~~LEASED~~
2	2D	144	\$300.00	\$25.00	AVAILABLE
2	2E	128	\$280.00	\$26.25	AVAILABLE
~~2~~	~~2F~~	~~325~~	~~\$490.00~~	~~\$18.00~~	~~LEASED~~
~~3~~	~~3A~~	~~330~~	~~\$412.00~~	~~\$15.00~~	~~LEASED~~
~~3~~	~~3B~~	~~81~~	~~\$180.00~~	~~\$26.00~~	~~LEASED~~
~~3~~	~~3C~~	~~252~~	~~\$315.00~~	~~\$15.00~~	~~LEASED~~

Add for Conference Room use: \$25

75-R

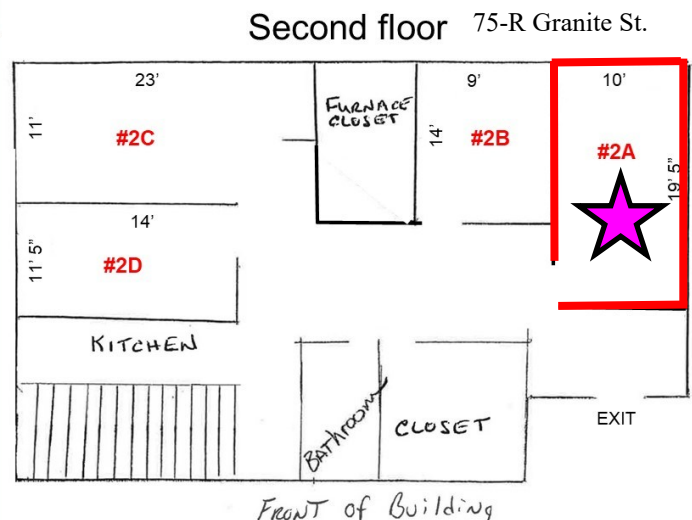
<u>Floor</u>	<u>Suite</u>	<u>Sq Ft</u>	<u>Rent</u>	<u>\$ / sq ft</u>	
~~1~~	~~1A~~	~~196~~	~~\$392.00~~	~~\$20.00~~	~~LEASED~~
~~1~~	~~1B~~	~~133~~	~~\$266.00~~	~~\$24.00~~	~~LEASED~~
~~1~~	~~1C~~	~~169~~	~~\$388.00~~	~~\$18.00~~	~~LEASED~~
~~1~~	~~1D~~	~~160~~	~~\$320.00~~	~~\$20.00~~	~~LEASED~~
~~1~~	~~1E~~	~~110~~	~~\$220.00~~	~~\$20.00~~	~~LEASED~~
2	2A	195	\$325.00	\$20.00	AVAILABLE
~~2~~	~~2B~~	~~126~~	~~\$252.00~~	~~\$24.00~~	~~LEASED~~
~~2~~	~~2C~~	~~253~~	~~\$380.00~~	~~\$18.00~~	~~LEASED~~
~~2~~	~~2D~~	~~161~~	~~\$267.00~~	~~\$20.00~~	~~LEASED~~

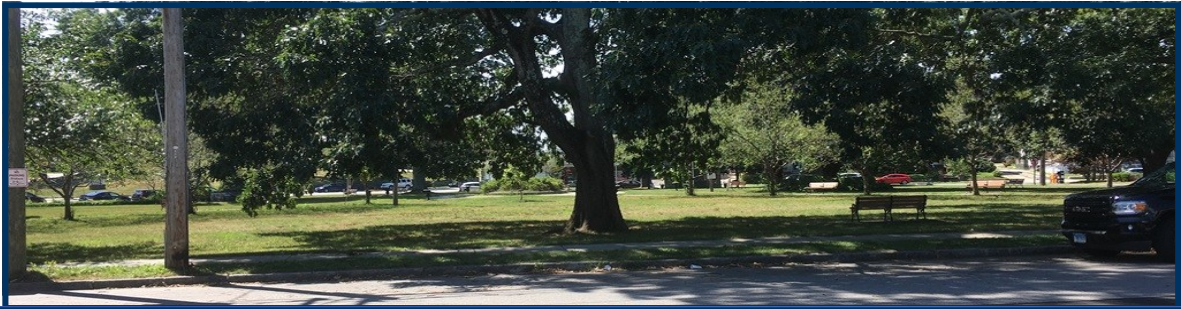
**75
GRANITE
ST.**



**75-R
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Fire escape →





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