

# FOR LEASE

## OFFICE / RETAIL SPACE



**17R Boston Post Rd., Waterford, CT**



**For Lease**  
**900 SF**  
**\$1,650/Mo**  
**+ Utilities**

**Norm Peck**

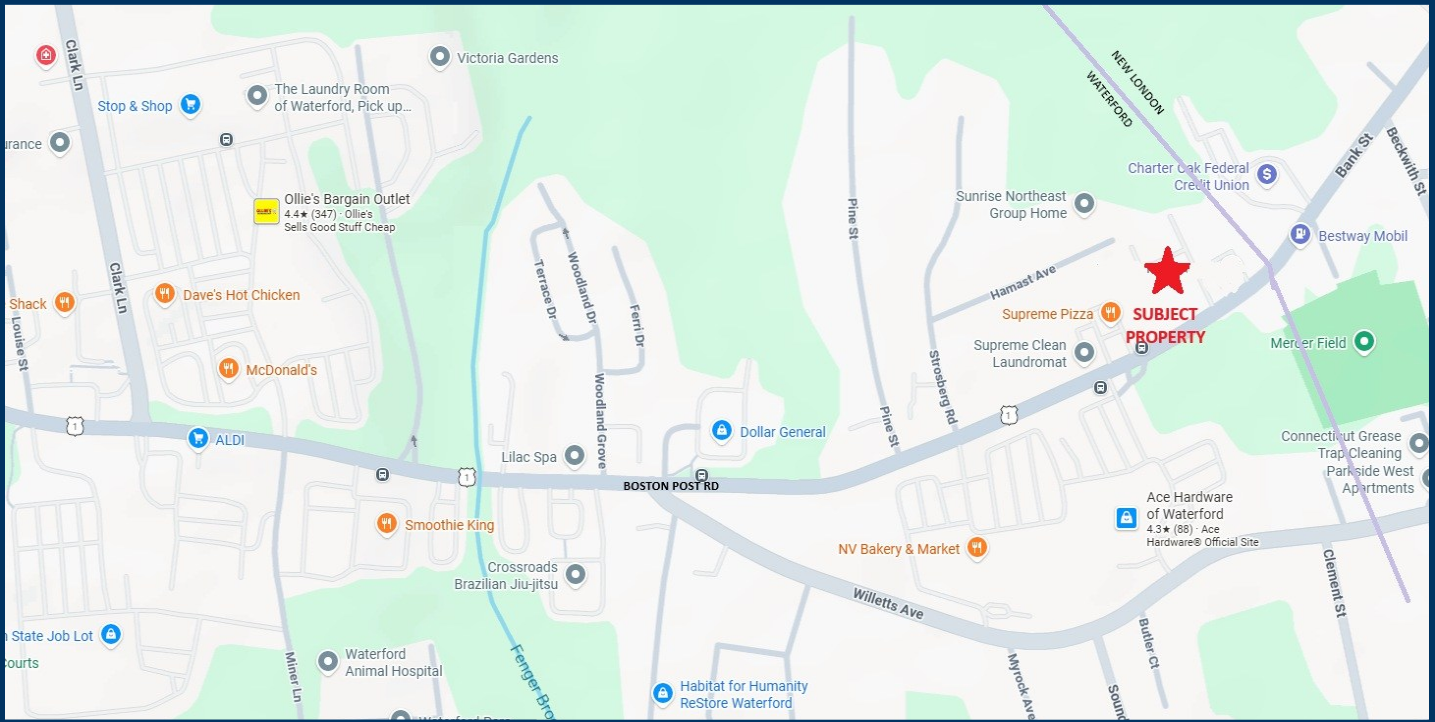
Signature Properties  
of New England  
1031 Norwich-New London  
Turnpike #13  
Uncasville, CT 06382  
860-447-8839 ext. 7203  
NPeck@PropertiesCT.com

- ◆ 1st Floor space
- ◆ On busy Route 1
- ◆ Traffic Count: 11,000
- ◆ Public water / public sewer
- ◆ Plenty of off-street parking
- ◆ Across from Waterfall Shopping Center
- ◆ Very good condition
- ◆ Attentive Landlord onsite
- ◆ Parking spaces: 10
- ◆ Zone: CG - General Commercial





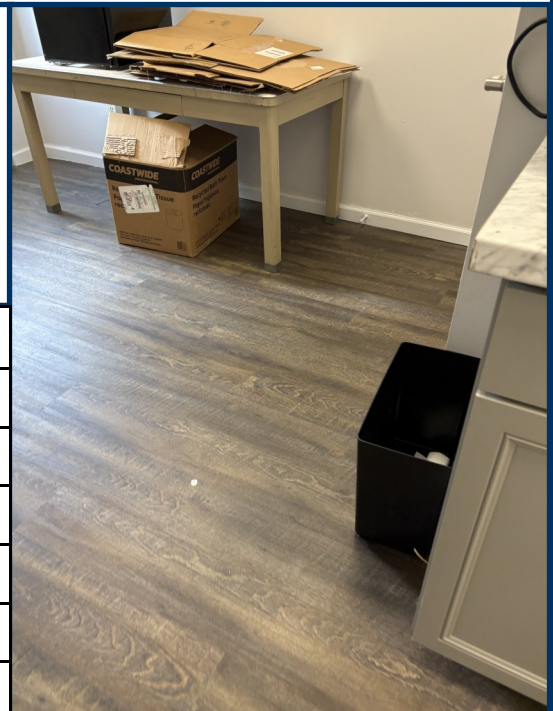
Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



**Permitted uses: Retail, service, office, veterinarian, printing, restaurant, private club, etc.**

**Permitted by Special Permit:**  
**Private education, health spa, light manufacturing**

**900 SF**  
**Office**  
**Retail**



| DEMOGRAPHICS           | 1 MILE | 5 MILE | 10 MILE |
|------------------------|--------|--------|---------|
| Total Population       | 13,813 | 77,545 | 146,096 |
| Total Households       | 5,723  | 32,402 | 60,590  |
| HH Income \$0—\$30,000 | 29.51% | 18.35% | 14.66%  |
| \$30,001—\$60,000      | 23.34% | 18.02% | 16.71%  |
| \$60,001—\$100,000     | 20.72% | 20.03% | 22.36%  |
| \$100,000+             | 26.41% | 36.24% | 46.47%  |