FOR LEASE

OFFICE / RETAIL

Signature PROPERTIES OF NEW ENGLAND

37 South Broad St., Pawcatuck, CT



FOR LEASE
2,400 SF Available
$2,928/mo. NNN

Norm Peck
Signature Properties of New England
1031 Norwich-New London Turnpike
#13, Uncasville, CT 06382
(860) 460-9757
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- Former medical space
- Located in the well-maintained Pawcatuck Shopping Center
- Handicap accessible
- Highly visible
- Traffic count: 9,800 ADT
- Anchored by Walgreens, Renegade Fitness, and Pawcatuck Post Office
- Public water & sewer; natural gas
- Fully air conditioned
- Zone: GC-60 Commercial
- 1 mile to Rhode Island border
- 252 parking spaces
- 300 feet of road frontage
- Built 1776; Renovated 1993

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



Zone GC-60

Permitted Uses:

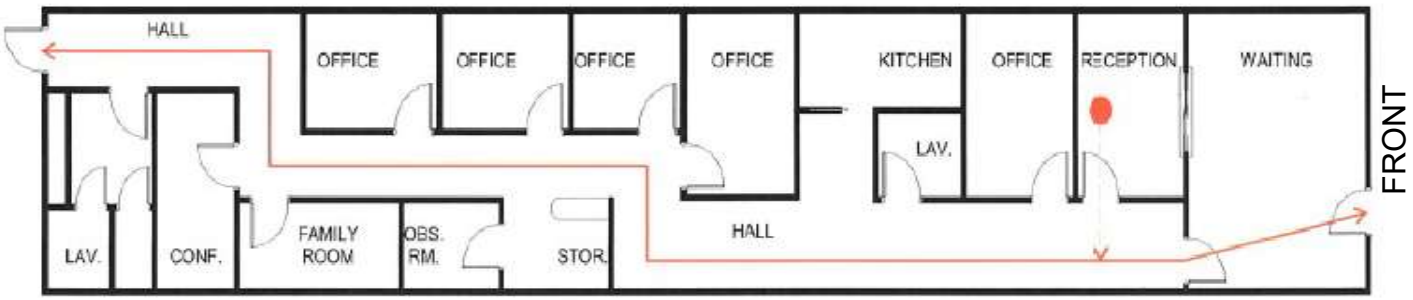
* Office
* Retail
* Personal services
* Bank / financial
  Restaurant
* Day care
* Assembly
* Wholesale
* Recreation
* Community center
* Health club
* Indoor entertainment
  Laundromat
* Medical clinic
* Cannabis delivery
* Micro-brewery



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	4,561	24,189	35,458
Total Households	2,242	11,048	16,214
% HH Income $0-$30,000	19.45%	14.74%	12.75%
$30,001-$60,000	21.05%	15.07%	13.40%
$60,001-$100,000	16.64%	23.56%	22.40%
$100,000+	42.87%	46.64%	51.44%

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37 South Broad St., Pawcatuck, CT
2,400 Square Feet Available
FLOOR PLAN



EGRESS PLAN
YOU ARE HERE:

CHILD & FAMILY AGENCY OF S.E. CT
37 S. Broad ST, PAWCATUCK, CT.



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