

PROFESSIONAL OFFICE SPACE **FOR LEASE**



FOR LEASE

\$15sf NNN

115 Poheganut Dr., Groton, CT 06340

MYSTIC EXECUTIVE PARK

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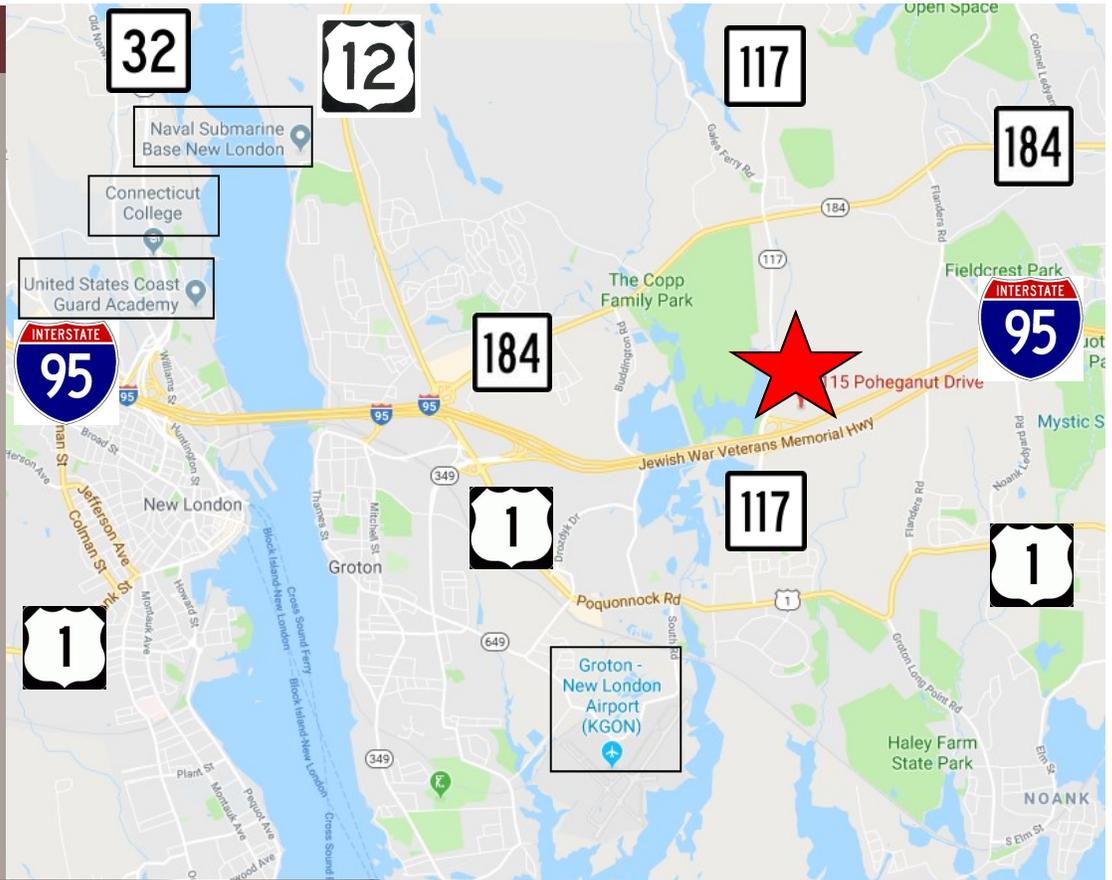
Judy Walsh
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**PEQUOT
COMMERCIAL**

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

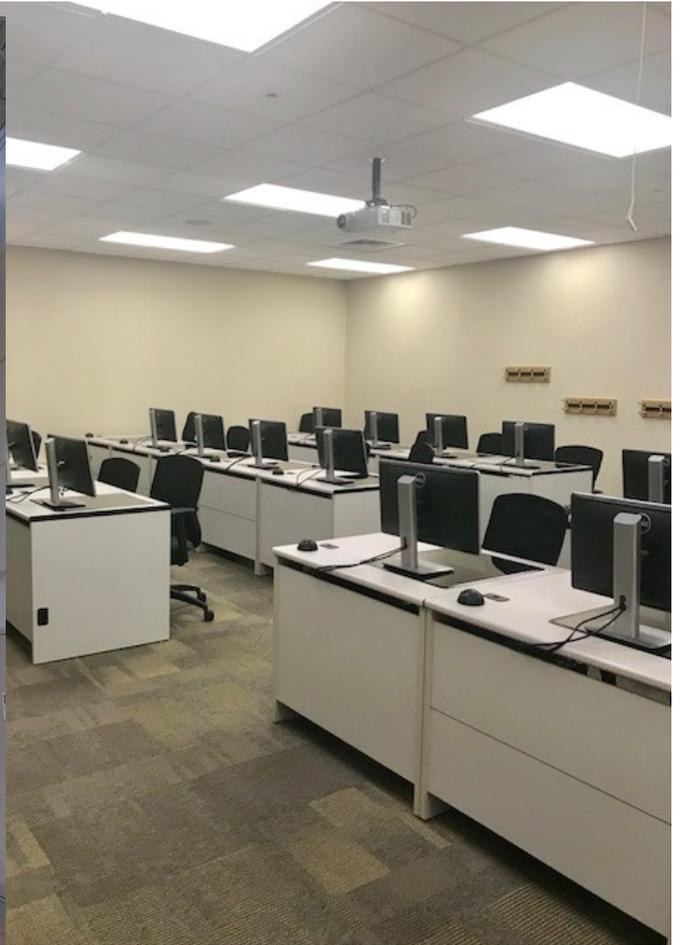
860-447-9570 x153
860-444-6661 Fax

- ◆ 9,212 sf Class A Office space For Lease
- ◆ Move-In condition—Ready to go!
- ◆ Located just off I-95 Exit 88
- ◆ Midpoint between NYC and Boston
- ◆ Handicapped accessible
- ◆ City Water/Sewer; Heat Natural Gas
- ◆ Zone IM
- ◆ 24 Parking spaces



<u>DEMOGRAPHICS</u>	<u>3 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
Total Population	27,773	76,385	140,761
Total Households	12,695	31,716	59,604
Household Income: \$0—\$30,000	18.82%	22.12%	18.52%
\$30,001-\$60,000	24.59%	23.67%	23.05%
\$60,001-\$100,000	27.75%	25.80%	26.59%
\$100,001+	28.85%	28.41%	31.84%

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



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Rensselaer
 Mystic Executive Park
 115 Poheganut Drive
 Groton, CT

