

**Available
For Sale**

**Retail or
Automotive Repair**
213 Bridge Street
Groton, Connecticut



- ◆ Great Retail Exposure
- ◆ At the I-95 Exit/Entrance Ramp
- ◆ Close to Pfizer & Electric Boat
- ◆ 1,252 SF Two-bay Building
- ◆ Pylon Sign
- ◆ Lighted Intersection

CONTACT:
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Auto Repair & Retail Store for Sale or Lease

ADDRESS: 213 Bridge Street, Groton, Connecticut 06340 (City of Groton)

LOCATION: Just off the I-95 Exit ramp for Thames Street

PROXIMITY: Close proximity to the U.S. Naval Base, Pfizer Pharmaceutical & Electric Boat

AVAILABLE: 1,252 square foot building

ACRES: .17 acres on a corner lot

DESCRIPTION: Former Gasoline station and automotive repair facility

FRONTAGE: Bridge Street: 118+ feet; North Street: 131 feet

FEATURES:

- Corner location
- Pylon sign
- Access from Bridge St. & North St.
- Two overhead doors
- 3 curb cuts

BUILDING AGE: 1939

DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population:	5,645	56,387	83,582
Households:	2,650	22,610	33,971
Median Household Income:	\$50,000	\$44,564	\$53,331

UTILITIES: **Heat:** Oil Forced Hot Air; **Water:** Municipal; **Sewer:** Municipal

ZONING: **General Commercial: Permitted uses include:** retail businesses such as drug stores, grocery, meat & seafood, automotive supply stores, antique shops, music, sporting goods, hobby, gift, book, stationery, magazine, candy and tobacco shops; restaurants; financial, insurance, professional or governmental offices; personal services such as barber & beauty shops, photographic studios, Laundromats, dry cleaning; group daycare homes and child daycare centers; computer centers; repair services such as radio, television, electrical appliance, plumbing, carpenter, upholstery and shoe repair; parking garages and lots, telecommunication facilities and towers. **Special Permits needed for:** Drive-in type establishments including restaurants, banks and drug stores; vehicle dealership, repair and service garages; public utility buildings and facilities; taxi services facility; entertainment facilities; clubs, lodges or associations.

OCCUPANCY: As is. Upon transfer of title.

TAXES: \$5,379.83

FOR SALE: \$300,000. A "No Gasoline Sales" Deed Restriction will apply

FOR LEASE: \$2,500 NNN Per Month

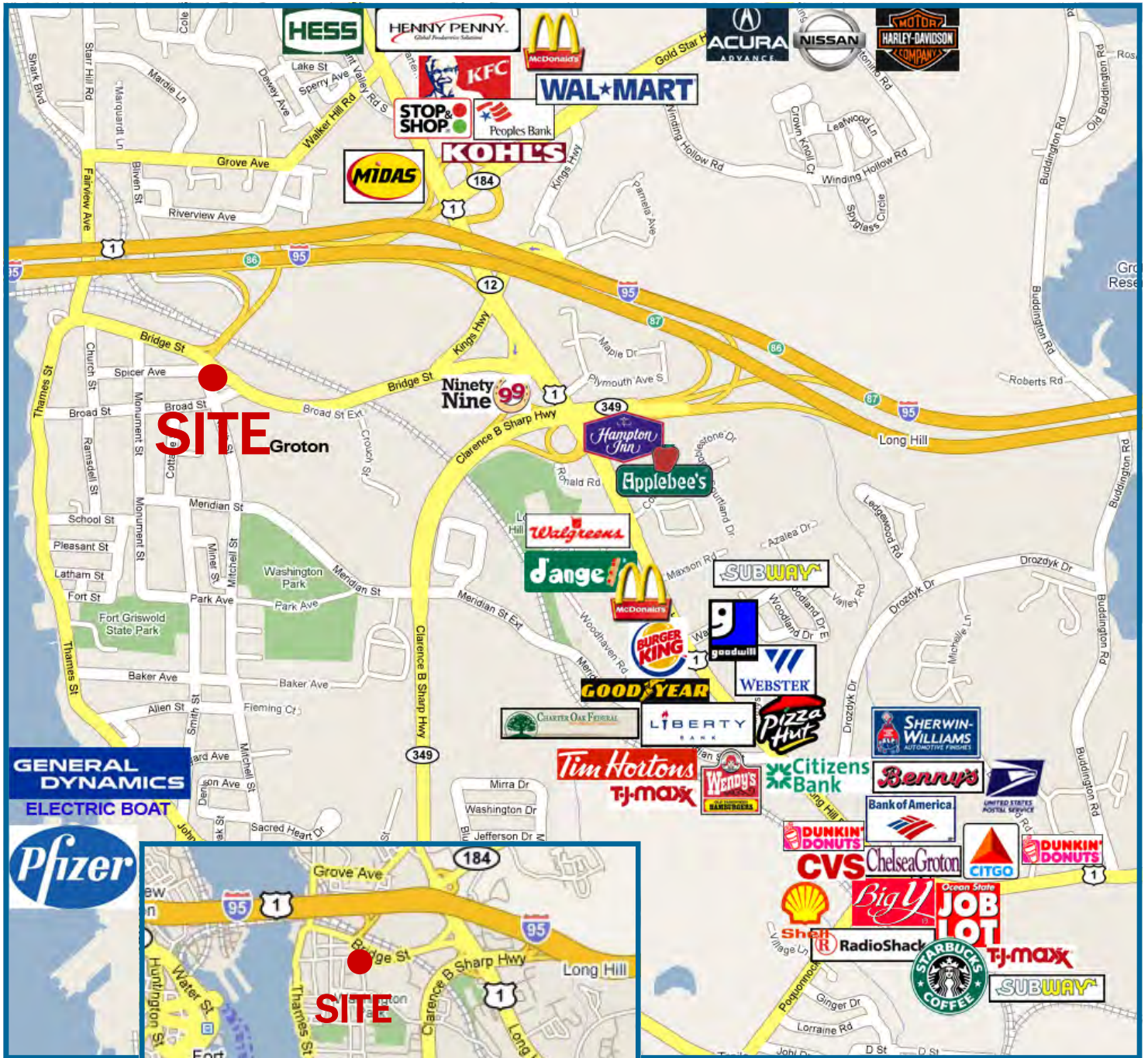
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BROKERS PARTICIPATION INVITED

All information stated is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice.

213 Bridge Street, Groton, CT





Additional Businesses

1. Autozone
2. Advance Auto
3. Foreign Car Parts of Groton
4. Grader Jewelers
5. Tommy's Flowers
6. Raj Cash & Carry
7. Marc's Bathroom Remodeling
8. PCC Structurals
9. FCP (auto parts)
10. Abbey's Gifts
11. Russell's Ribs
12. Cory's Petrol Gas Station
13. Kitchen Beautiful
14. Extra Space Self Storage
15. Safe & Sound Storage
16. Center Groton Storage
17. Professional Automotive
18. Tri-town Precision Plastics
19. Pet Supplies Plus
20. Fin & Feather Pet Store
21. Playful Paws Grooming
22. Fresh & Clean Laundromat
23. Sandra's Cleaners
24. Shalett's Cleaners
25. Regan Enterprises
26. Gemco Jewelers
27. Companion Animal Hosp.
28. North End Deli
29. Care Net Pregnancy Resource
30. Eastern CT Foot Specialists
31. Mackey Dental Care
32. Groton Eye Center
33. Groton Dental Group
34. John Turrick DDS
35. Community Health Center
36. Advanced Back & Neck Care
37. Bridgeworks Family Dental
38. John Wakim DDS
39. Open MRI of Groton
40. Shantok Motors