

**Available
For Sale
Or Lease**

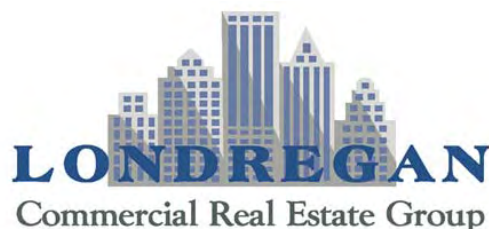
Retail Store

**721 Long Hill Road
Groton, Connecticut**



- ◆ On U.S. Route 1 (Long Hill Road)
- ◆ 14,288 SF Building
- ◆ Surrounded by National Retailers & Restaurants
- ◆ Close to Pfizer & Electric Boat
- ◆ Traffic-lighted Entrance
- ◆ 24,500 Average Daily Traffic Count

CONTACT:
Timothy A. Londregan
129 Main Street
Old Saybrook, CT 06475
(860) 388-9100, Ext 1
www.londregan.com



Retail Store for Sale or Lease

- ADDRESS:** 721 Long Hill Road, Groton, Connecticut 06340 (Town of Groton)
- LOCATION:** On U.S. Route 1. One of the most commercialized stretches of roadway in southeastern Connecticut.
- PROXIMITY:** Close proximity to the U.S. Naval Base, Pfizer Pharmaceutical & Electric Boat (General Dynamics). Surrounded by national retailers and restaurants.
- AVAILABLE:** 14,288 SF on 1.78 acre lot (contiguous gas station on .37 acre is also available)
- DESCRIPTION:** Former Home Furnishings Store; built in 1979
- FRONTAGE:** 135 feet
- PARKING:** 33 Parking spaces with expansion potential
- FEATURES:**
- Traffic Signal Entrance
 - Monument Signage
 - One Loading dock
 - Majestic Retail Facade
- 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 |
- ZONING:** **DDD – Shopping Center District: Permitted uses include:** retail stores, business, financial, professional or governmental offices; auto parts and supplies; hardware; furniture store; office equipment and supplies; farm and garden supplies; libraries; restaurants; electric transformer substation; public recreation center; medical/dental labs & outpatient clinics; churches; drug store. **Special Permits needed for:** adult and child daycare facilities; drive-thru facilities; telecommunication towers, antennae and facilities; nightclubs; auto, truck & trailer rental; ignition, brake & muffler repair; clinics.
- UTILITIES:** 800 amp 3 phase electric; propane (Reznor) ceiling-mounted heater; fully air conditioned; sprinklers throughout; city water and sewer
- TRAFFIC COUNT:** 24,500 Average Daily Traffic
- OCCUPANCY:** As is. Upon transfer of title.
- TAXES:** \$26,726.75
- FOR SALE:** \$2,400,000 (also available with 731 Long Hill Road)
- FOR LEASE:** \$17,500/Month NNN (\$14.70/SF NNN)

For More Information Contact:

Timothy A. Londregan

LONDREGAN COMMERCIAL REAL ESTATE GROUP

129 Main Street Old Saybrook, CT 06475

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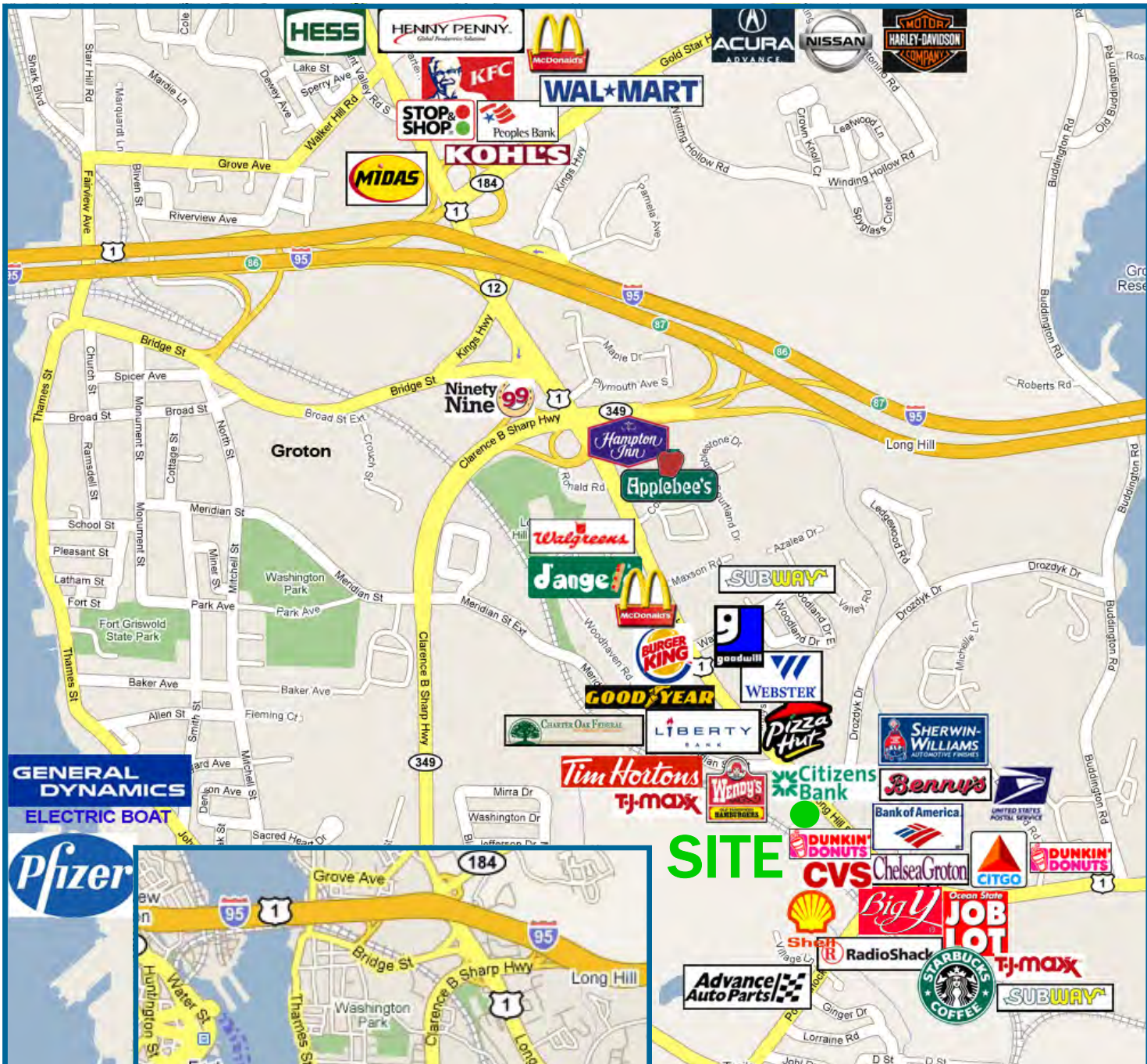
BROKERS PARTICIPATION INVITED

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.



721 Long Hill Road, Groton, CT

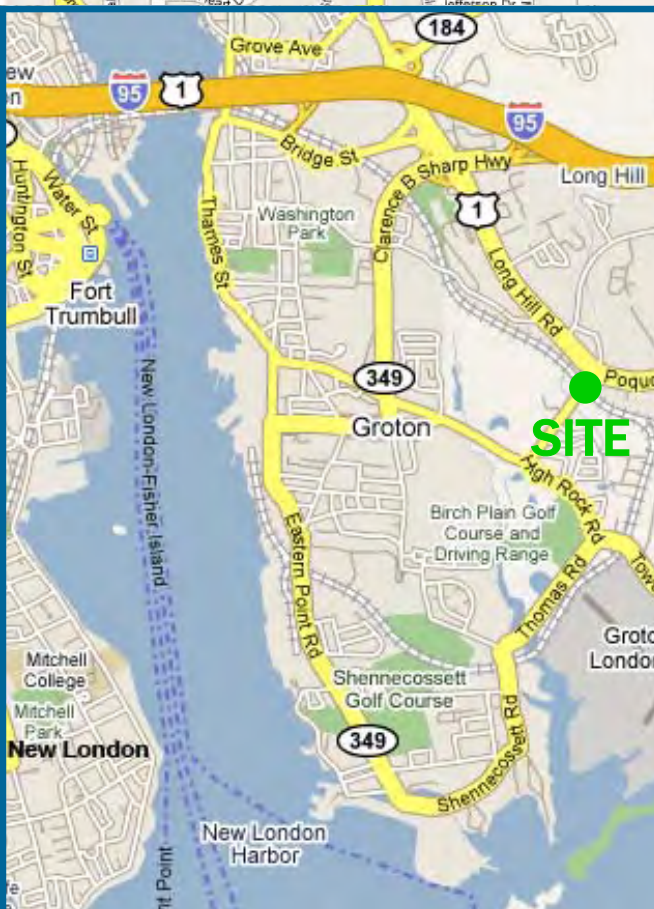




GENERAL DYNAMICS
ELECTRIC BOAT



SITE



Additional Businesses

- | | |
|---------------------------------|---------------------------------|
| 1. Autozone | 24. Shalett's Cleaners |
| 2. Advance Auto | 25. Regan Enterprises |
| 3. Foreign Car Parts of Groton | 26. Gemco Jewelers |
| 4. Grader Jewelers | 27. Companion Animal Hosp. |
| 5. Tommy's Flowers | 28. North End Deli |
| 6. Raj Cash & Carry | 29. Care Net Pregnancy Resource |
| 7. Marc's Bathroom Remodeling | 30. Eastern CT Foot Specialists |
| 8. PCC Structurals | 31. Mackey Dental Care |
| 9. FCP (auto parts) | 32. Groton Eye Center |
| 10. Abbey's Gifts | 33. Groton Dental Group |
| 11. Russell's Ribs | 34. John Turrick DDS |
| 12. Cory's Petrol Gas Station | 35. Community Health Center |
| 13. Kitchen Beautiful | 36. Advanced Back & Neck Care |
| 14. Extra Space Self Storage | 37. Bridgeworks Family Dental |
| 15. Safe & Sound Storage | 38. John Wakim DDS |
| 16. Center Groton Storage | 39. Open MRI of Groton |
| 17. Professional Automotive | 40. Shantok Motors |
| 18. Tri-town Precision Plastics | 41. Sacred Heart School |
| 19. Pet Supplies Plus | 42. Steadfast Baptist Academy |
| 20. Fin & Feather Pet Store | 43. Colonel Ledyard School |
| 21. Playful Paws Grooming | |
| 22. Fresh & Clean Laundromat | |
| 23. Sandra's Cleaners | |