

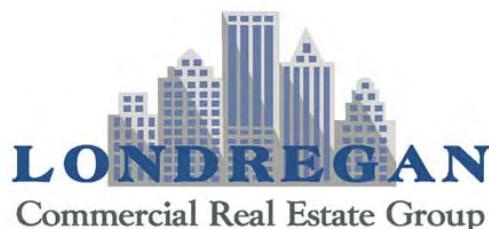
**Available
For Sale**

**Retail, Bank or
Quick Service Restaurant**
731 Long Hill Road, Groton, Connecticut



- ◆ On Route 1 (Long Hill Road)
- ◆ Close to Pfizer & Electric Boat
- ◆ 24,500 Average Daily Traffic Count
- ◆ Pylon Sign
- ◆ Turning Lane at a Traffic Signal

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



Auto Repair & Retail Store for Sale

ADDRESS: 731 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. Surrounded by national retailers and restaurants.

ACRES: .37 Acre

DESCRIPTION: Former gasoline station with overhead canopy

FRONTAGE: 152 feet

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.**

TRAFFIC COUNT: 24,500 Average Daily Traffic

OCCUPANCY: As is. Upon transfer of title.

TAXES: \$7,479.38

FOR SALE: \$1,000,000.
A “No Gasoline Sales”
Deed Restriction will
apply. Also available
with 721 Long Hill Rd.

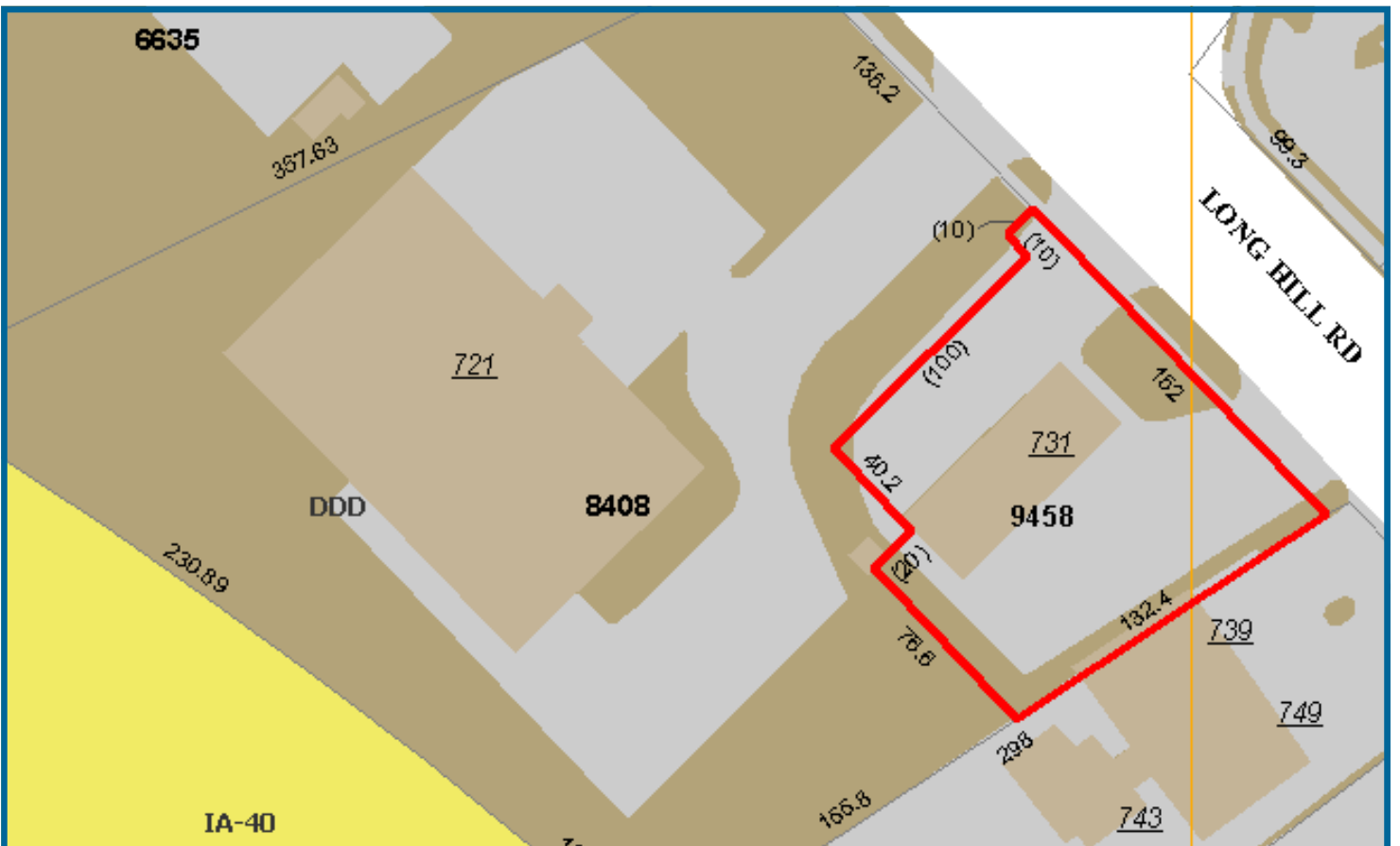
For More Information Contact:
Timothy A. Londregan
LONDREGAN COMMERCIAL REAL ESTATE GROUP
129 Main Street Old Saybrook, CT 06475
Phone: (860) 388-9100, Ext 1;
Cell: (860) 460-9666
www.londregan.com

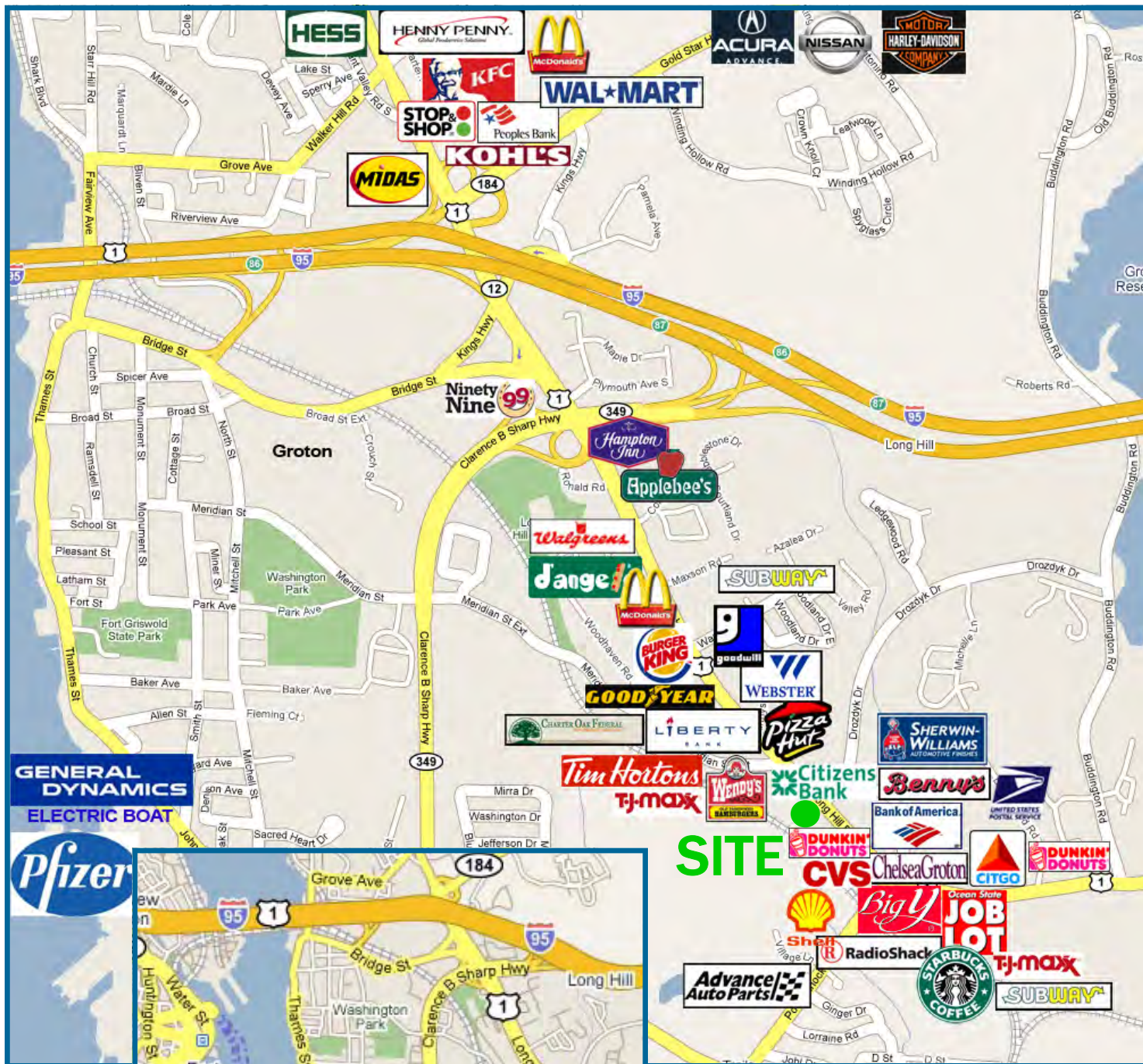
BROKERS PARTICIPATION INVITED

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.



731 Long Hill Road, 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