

**Available
For Lease**

Gateway to Downtown New London, Connecticut



- **Shopping District Icon**
- **9,485 SF Total**
- **Lighted Intersection**
- **On Municipal Parking Lot**
- **Average Daily Traffic Count: 9,800**

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LONDREGAN
Commercial Real Estate Group
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RETAIL PROPERTY FOR LEASE

ADDRESS: 94 State Street, New London, CT

PROXIMITY: Near railroad station, ferry, bus depot, city parking garage and dozens of retailers.

AVAILABLE: 9,485 SF

ACRES: .22 Acre

FRONTAGE: State Street: 50 feet; Eugene O'Neill Drive: 150 feet

DESCRIPTION: New London's premier shopping district icon. Street-level access at lighted intersection. Expansive floor plan.

BUILDING AGE: 1920

PARKING: Borders private and municipal parking lot

POPULATION:

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Total Population:	12,618	57,604	77,363
Total Households:	5,793	24,402	32,852
Median Household Income:	\$36,715	\$44,939	\$50,193
Total Daytime Population:	14,996	56,416	72,164

TRAFFIC COUNT: State Street & Eugene O'Neil Drive: 11,000. Average Daily Count

UTILITIES: City gas

ZONING: CBD1: Commercial Business District - Retail stores and service businesses.

OCCUPANCY: 60 Days

FOR LEASE: \$10/SF NNN

FOR MORE INFORMATION CONTACT
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