



# FOR LEASE - OFFICE



255 Route 80, Killingworth, CT 06419

## FOR LEASE

\$9/sf plus utilities

Norm Peck  
npeck@pequotcommercial.com

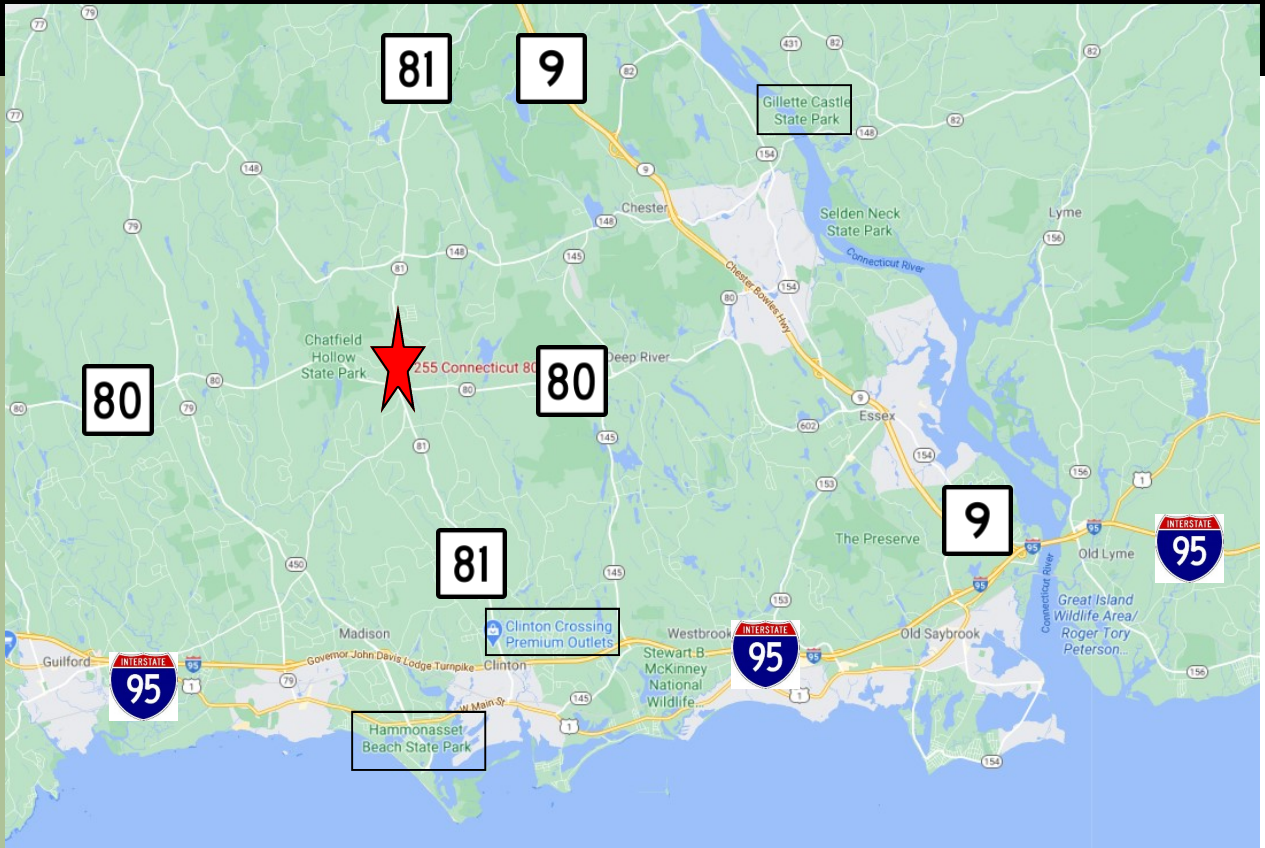
Jeff Brewer  
jbrewer@pequotcommercial.com

## **PEQUOT COMMERCIAL**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333

860-447-9570 x133  
860-444-6661 Fax

- ◆ 1,200 - 4,000 SF @ \$9/sf + utilities
- ◆ Smaller spaces start @ \$650/mo
- ◆ Professional Office/Mixed Use
- ◆ Elevator
- ◆ Handicap Accessible
- ◆ Central AC
- ◆ Well / Septic; Oil fired, forced hot air
- ◆ Wet Sprinklered
- ◆ Ample Parking 100 spaces
- ◆ 9,000 Average Daily Traffic
- ◆ Built in 2002
- ◆ Zone CD—Commercial



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
<b>Total Population</b>	4,667	27,243	99,595
<b>Total Households</b>	1,923	10,582	41,899
<b>Household Income \$0—\$30,000</b>	7.70%	9.97%	13.71%
<b>\$30,001-\$60,000</b>	20.85%	16.26%	16.81%
<b>\$60,001-\$100,000</b>	16.54%	20.52%	13.57%
<b>\$100,001+</b>	54.91%	53.25%	48.82%

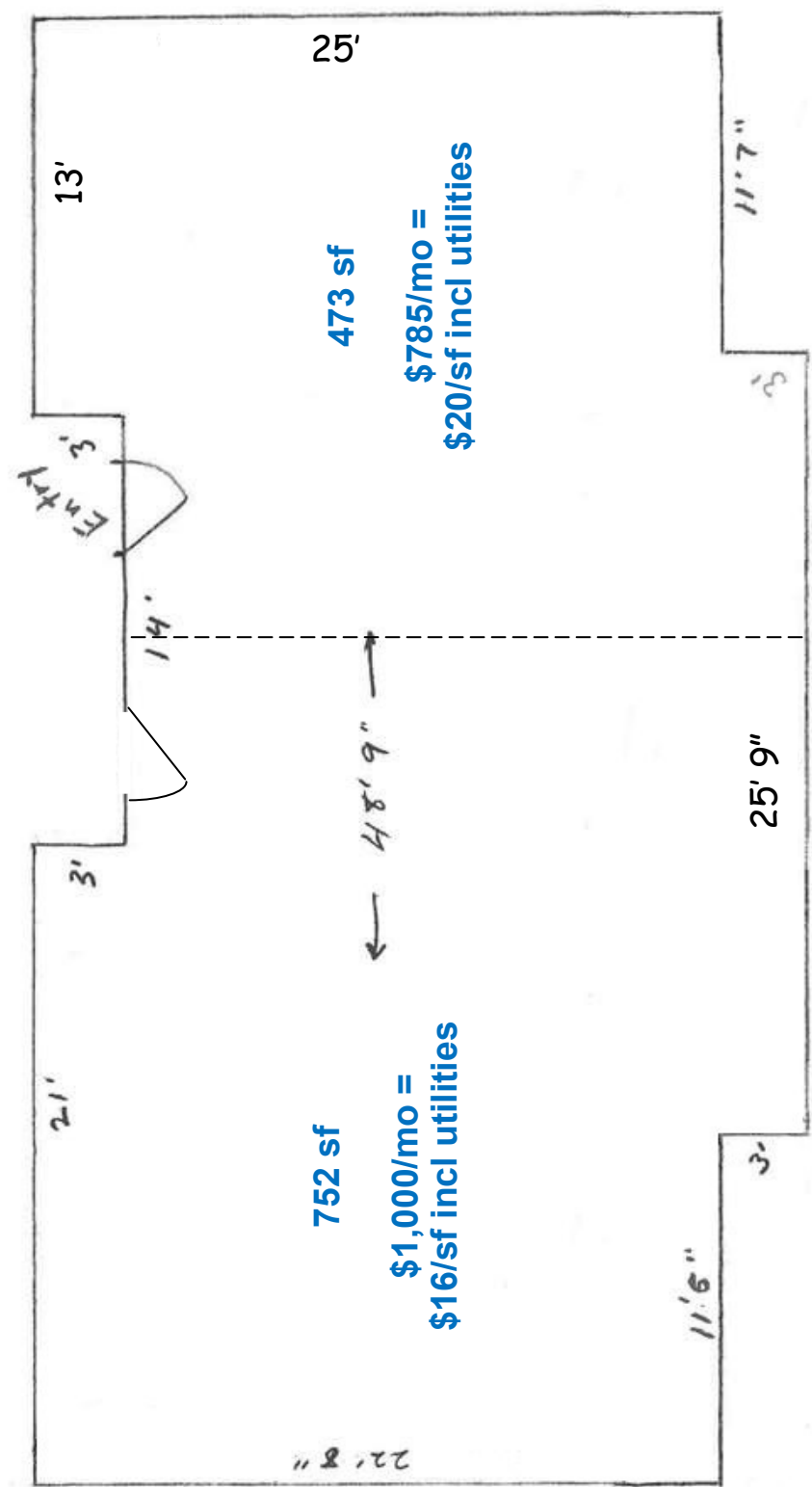
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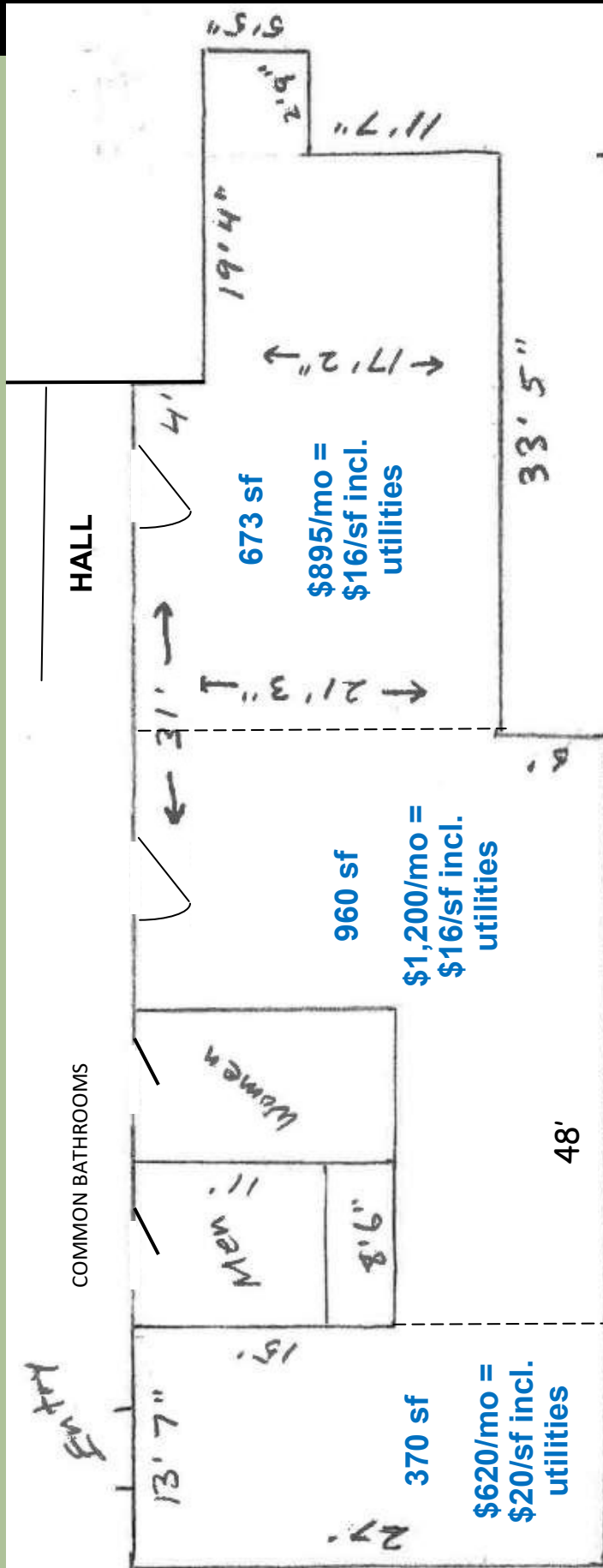
255 Rt. 8 Killingworth, Ct. 1' = 5'  
 Space 2. 2nd fl.  
 1225 59. ft. ±

**SECOND FLOOR**  
**1,225SF**



# SECOND FLOOR

2,330SF



255 Rt 80  
Killingworth, Ct

Space #2 2nd Floor  
2330 sq. ft. ±

1" = 10'