

FOR LEASE

Retail
Shopping Center
Medical Offices

Lighthouse Square
441 Long Hill Rd.
Groton, CT 06340

\$8 - \$12/sf
NNN



Retail Space:

4,936SF

CAN DIVIDE

3,900_±sf

Or

1,000_±sf

◆ Anchored by Walgreens and a popular family restaurant

PEQUOT COMMERCIAL

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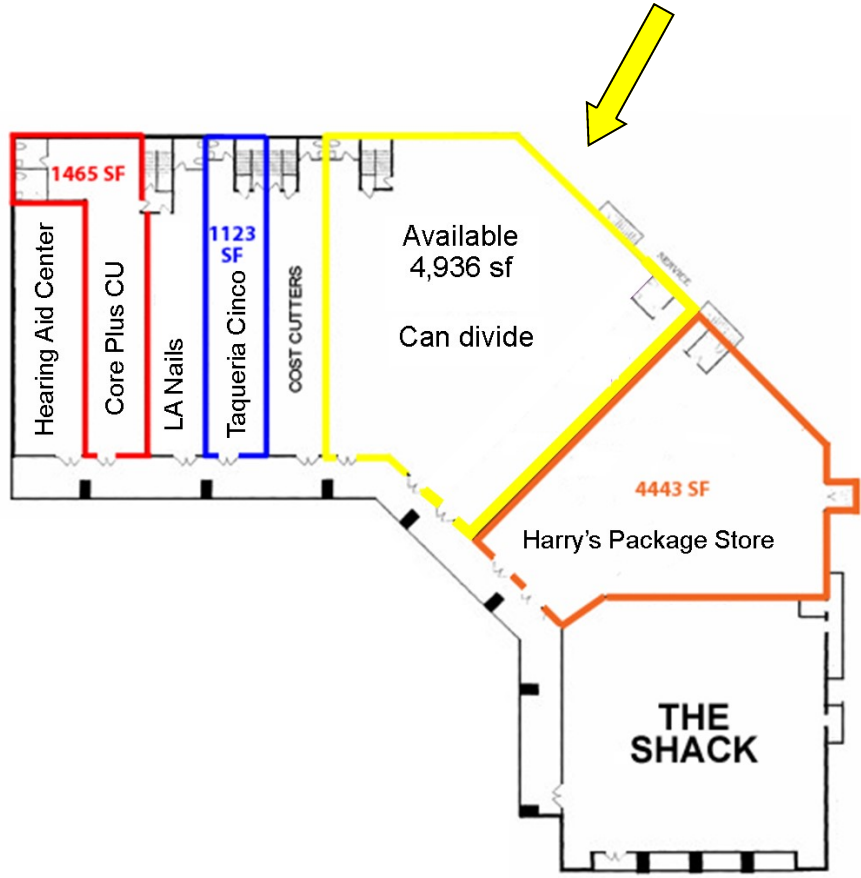
441 Long Hill Road, Groton, CT



- ◆ Traffic Count: 21,700
- ◆ Total parcel acreage: 3.92
- ◆ Zone: CN Commercial
- ◆ Tenants at this location:
 - ⇒ Walgreens
 - ⇒ The Shack Restaurant
 - ⇒ LA Nails
 - ⇒ Community Hearing Aids
 - ⇒ Cost Cutters
 - ⇒ Core Plus Credit Union
 - ⇒ Wine & Spirits Store
 - ⇒ Mexican restaurant



Up to 4,936 sf available



In close proximity to some national retailers:

- ◆ 99 Restaurant
- ◆ Hampton Inn
- ◆ Applebee's
- ◆ Subway
- ◆ Burger King
- ◆ McDonald's
- ◆ D'Angelo's
- ◆ Aldi's
- ◆ Wendy's
- ◆ TJ Maxx
- ◆ Kohl's
- ◆ Good Year
- ◆ Dunkin Donuts

In close proximity to banks:

- ◆ Webster Bank
- ◆ Liberty Bank
- ◆ Bank of America
- ◆ Chelsea Groton Bank
- ◆ Charter Oak Credit Union
- ◆ Citizens Bank
- ◆ Core Plus CU



<u>DEMOGRAPHICS</u>	<u>3 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
Total Population	49,813	80,647	141,651
Total Households	20,802	33,535	59,541
Household Income: \$0—\$30,000	30.65%	25.35%	20.64%
\$30,001-\$60,000	25.97%	22.79%	21.37%
\$60,001-\$100,000	24.03%	23.56%	23.83%
\$100,001+	19.35%	28.29%	34.16%

Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.