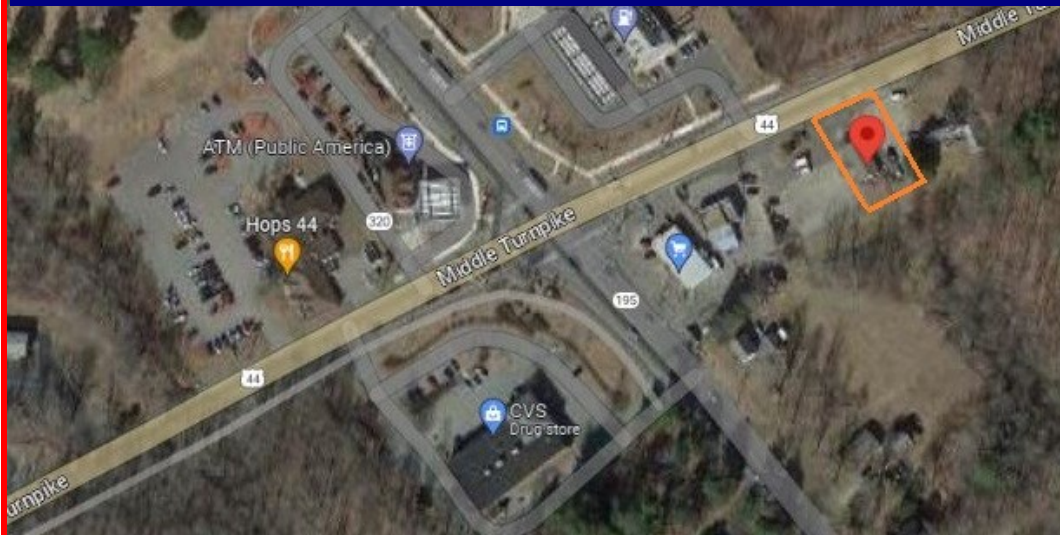


# Prime Retail Location

**650 Middle Turnpike, Mansfield  
1,032 Retail Space Near UCONN**



**FOR LEASE  
\$65,000/yr NNN**

- ⇒ 1,032 SF
- ⇒ Acres: 0.60
- ⇒ Existing drive through window access and egress in place.
- ⇒ Heating: Forced Hot Air
- ⇒ Heat Pump
- ⇒ Public Water & Sewer available, all fees have been paid and can be hooked up
- ⇒ Septic & Well, presently
- ⇒ Frontage: 154 Ft.
- ⇒ Zone: PB3
- ⇒ Taxes: \$4,815



# LYMAN

**REAL ESTATE BROKERAGE & DEVELOPMENT**

[www.LymanRE.com](http://www.LymanRE.com)

**RON LYMAN**

Main Office:  
1160 Boston Post Rd.  
Westbrook, CT 06498  
Mailing Address:  
73 Second Ave.  
Westbrook, CT 06498  
860-887-5000 Office  
[ronl@lymanre.com](mailto:ronl@lymanre.com)

## Area Map and Demographics



Demographics	1 MILE	3 MILES	5 MILES
Total Population (with 11,000 UCONN Students added)	12,788	22,374	34,942
Total Households	749	4,421	9,203
Average Household Income	\$69,356	\$88,562	\$108,241

All information stated is from sources deemed reliable and is submitted subject to errors, omissions, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.