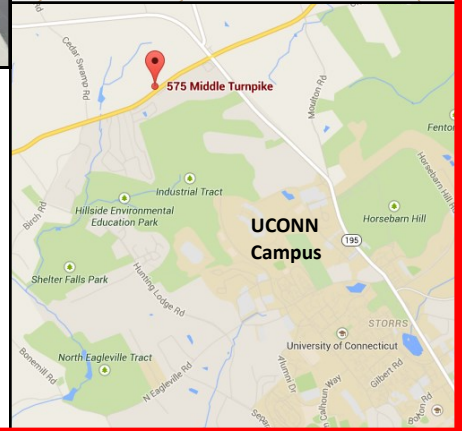


# 575 Middle Tpk., STORRS (MANSFIELD), CT

## Retail Location on Route 44



### FOR LEASE: 87,500/YR. NNN

- ⇒ In Opportunity Zone
- ⇒ 0.8 Acre Parcel
- ⇒ Near Storrs Road (Route 195)
- ⇒ Near UCONN Campus
- ⇒ Former gas station (1,953 SF)
- ⇒ Prime retail location
- ⇒ Zone: PB3 - Planned Business
- ⇒ Taxes \$5,444
- ⇒ 188 Feet of Frontage
- ⇒ Traffic Count: 14,600
- ⇒ At signalized intersection of Professional Park Road into the new UCONN Technology Park (990,000 SF multi-story facility for R&D & meeting space)

# LYMAN

**REAL ESTATE BROKERAGE & DEVELOPMENT**  
[www.LymanRE.com](http://www.LymanRE.com)

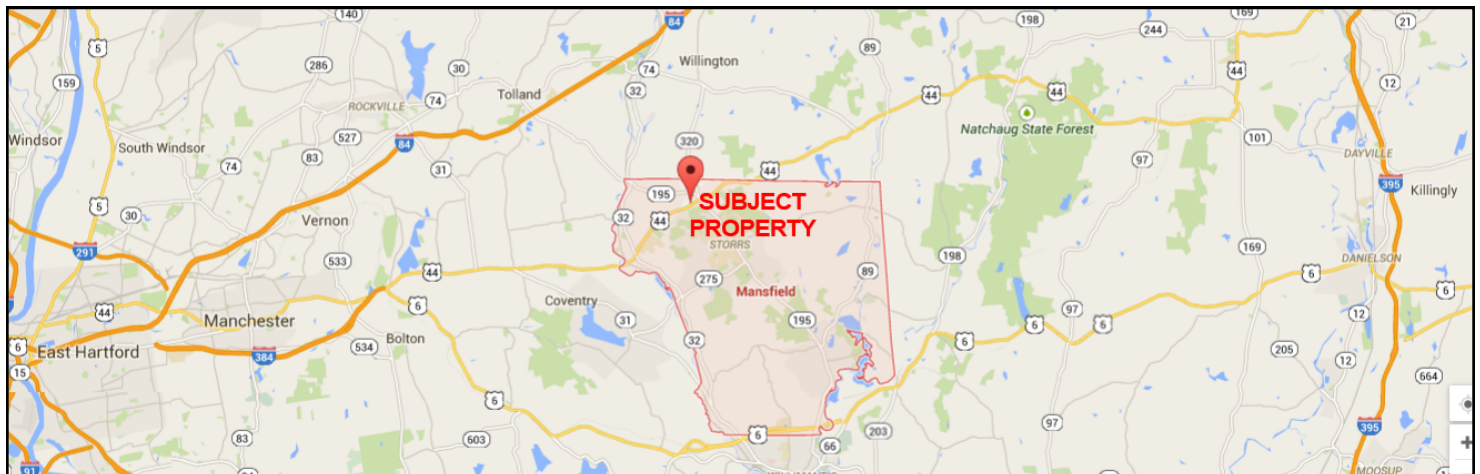
### RON LYMAN

**Main Office:**  
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 Westbrook, CT 06498  
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 73 Second Ave.  
 Westbrook, CT 06498  
 860-887-5000 Office  
[ronl@lymanre.com](mailto:ronl@lymanre.com)





Demographics	1 MILE	3 MILES	5 MILES
Total Population	2,000	22,394	37,210
Total Daytime Population	2,171	18,318	29,242
Average Household Income	\$47,988	\$69,947	\$86,505
Traffic Count: 8,200 on Middle Tnpk; 14,600 on Route 195			



All information stated is from sources deemed reliable and is submitted subject to errors, omission, 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.