

1548 WEST MAIN ST., WILLIMANTIC, CT

Former Restaurant Space For Lease



- ▷ Front Entrance
- ▷ 2000 SF (add'l 2000 sf avail)
- ▷ \$18.75/SF + NNN
- ▷ CAM \$2.75/SF
- ▷ Taxes \$2.80 /SF
- ▷ Former Pizza Restaurant
- ▷ Restaurant Counter, open restaurant seating area, back office, prep and storage area, 2 handicapped bathrooms
- ▷ Close to UCONN & ECSU
- ▷ Across from CT DMV
- ▷ Located in the center of busy retail district on Rte 32 near Rte 6 Interchange
- ▷ Excellent location for professional offices, retail & restaurants
- ▷ Traffic Count: 12,200

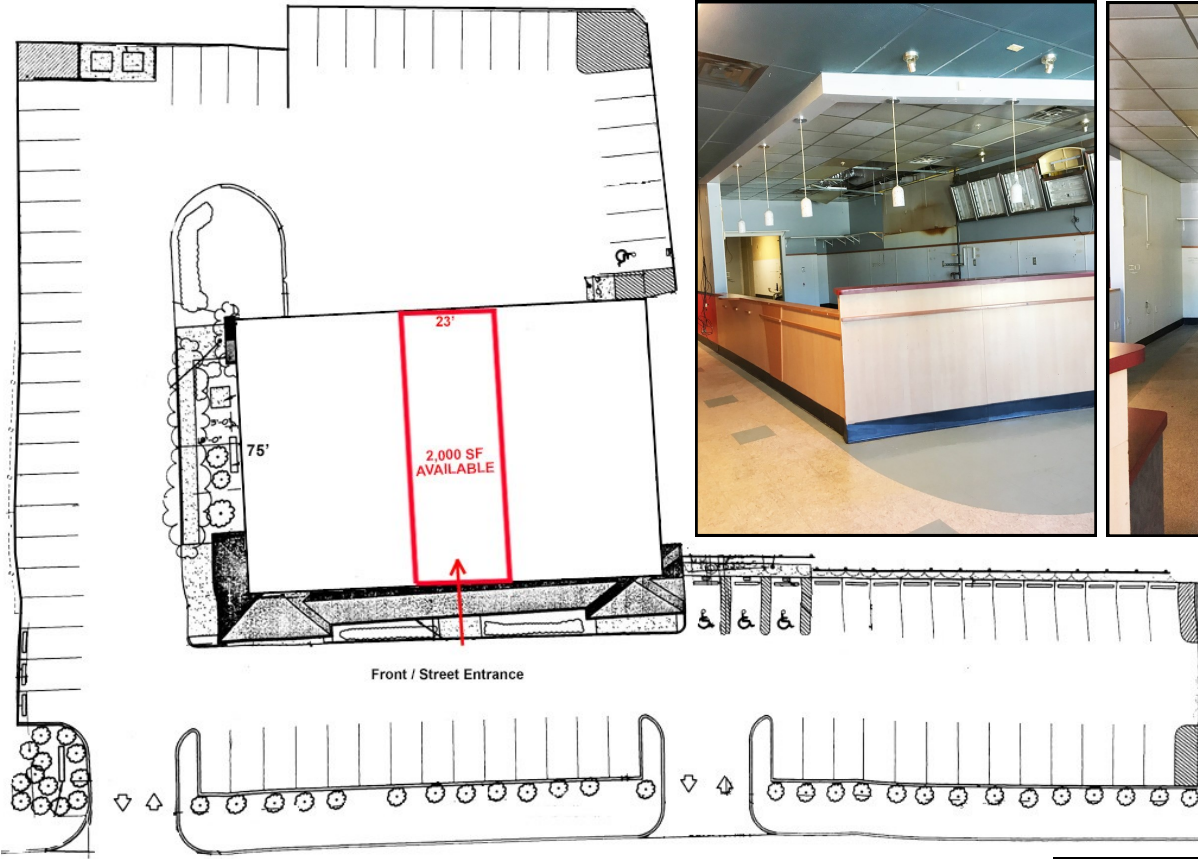
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REAL ESTATE BROKERAGE & DEVELOPMENT

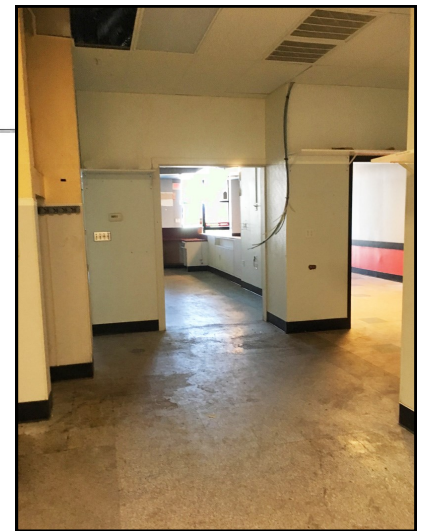
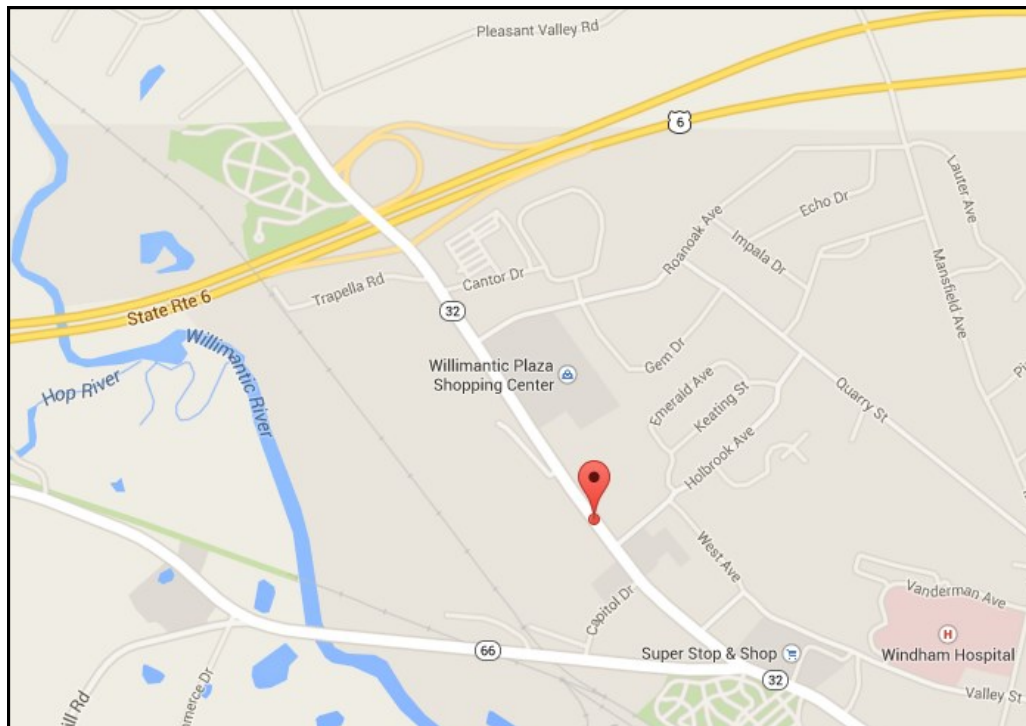
www.LymanRE.com

RON LYMAN

Main Office:
1160 Boston Post Rd.
Westbrook, CT 06498
Mailing Address:
73 Second Ave.
Westbrook, CT 06498
860-887-5000 Office
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WEST MAIN STREET / ROUTE 32



DEMOGRAPHICS

Total Population

1 Mile 6,614

3 Miles 26,394

5 Miles 38,258

Total Households

1 Mile 1,566

3 Miles 9,174

5 Miles 13,914

Average Household Income

1 Mile \$48,229

3 Miles \$64,394

5 Miles \$75,766

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1548 WEST MAIN ST., WILLIMANTIC, CT

2,000 SF Retail Space For Lease



- ⇒ Front Entrance
- ⇒ 2000 SF (add'l 2000 sf avail)
- ⇒ \$18.75/SF + NNN
- ⇒ CAM \$2.75/SF
- ⇒ Taxes \$2.80/SF
- ⇒ Former Spectrum Office
- ⇒ Front Lobby w/ Customer Service Counter, 2 large back offices, open break room with kitchenette, handicapped bathroom
- ⇒ Close to UCONN & ECSU
- ⇒ Across from CT DMV
- ⇒ Located in the center of busy retail district on Rte 32 near Route 6 interchange
- ⇒ Excellent location for professional offices, retail & restaurants



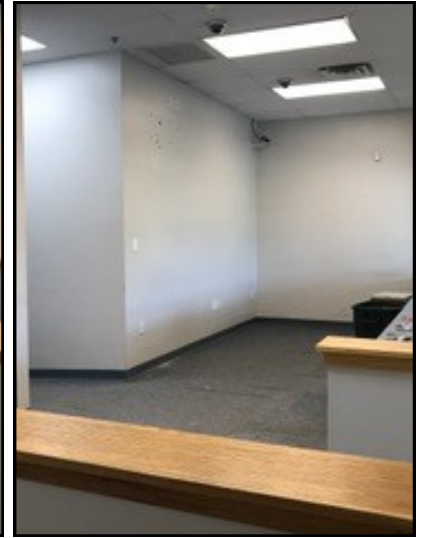
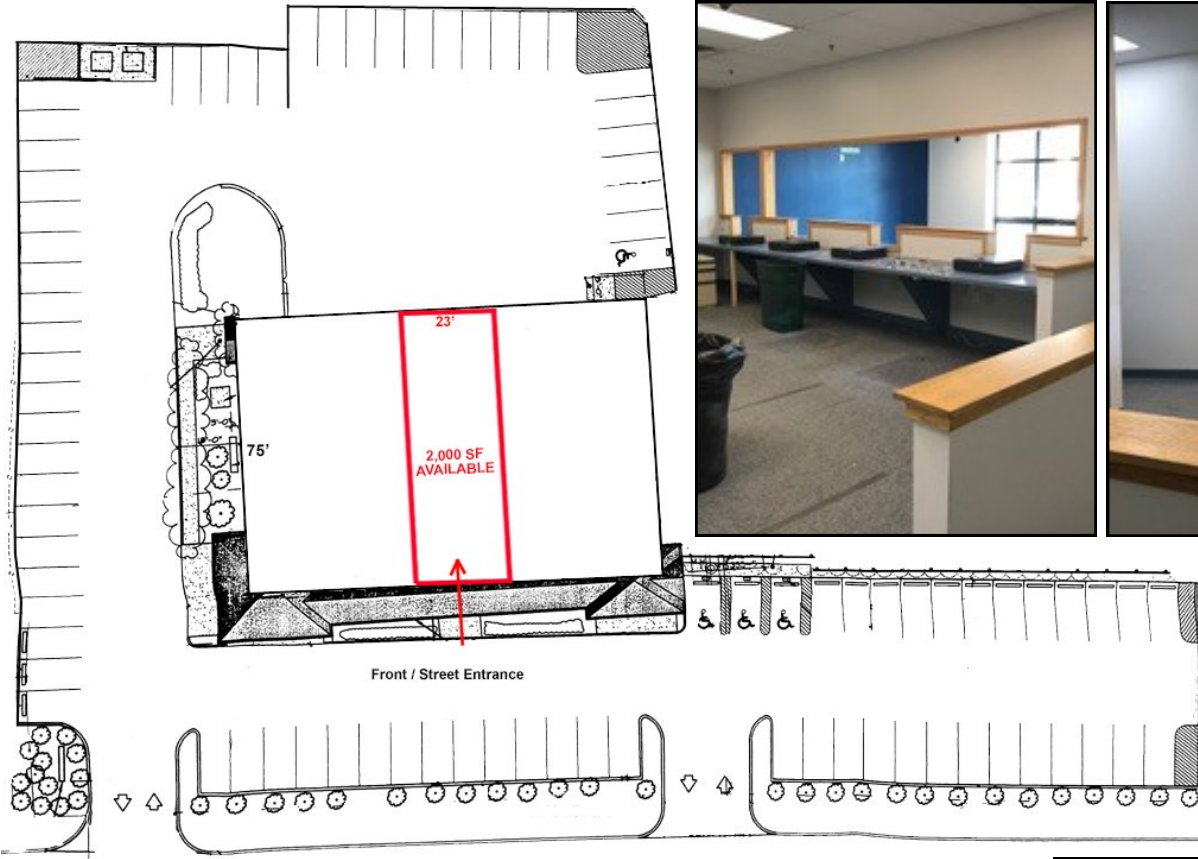
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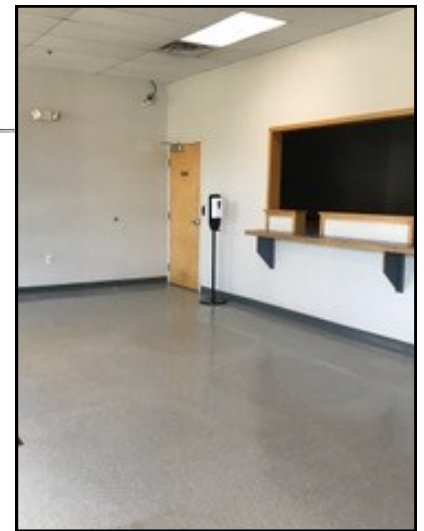
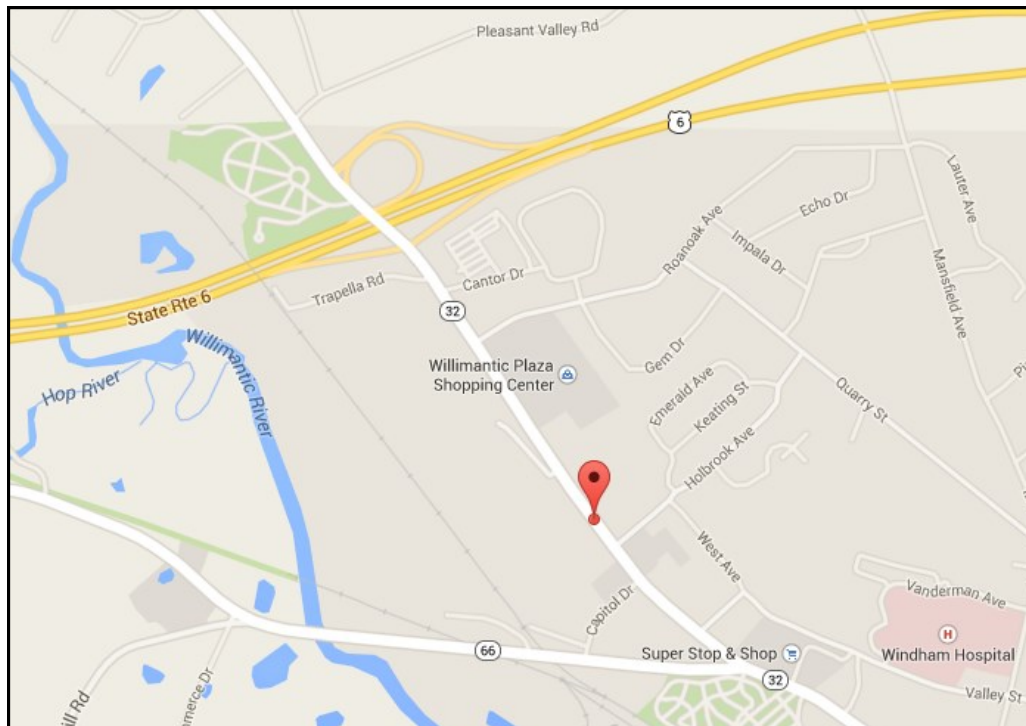
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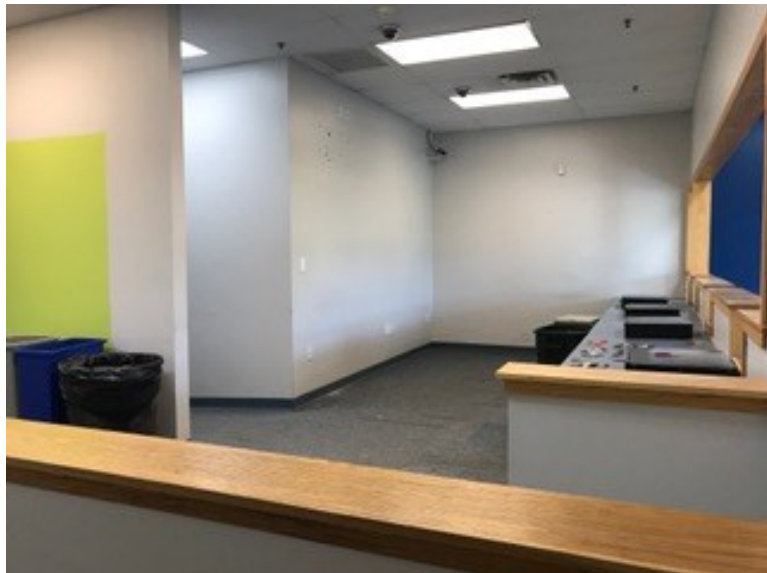
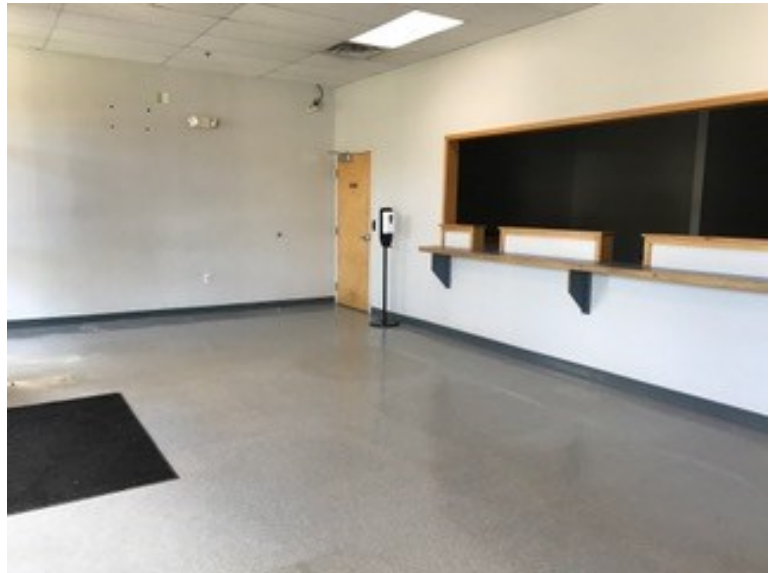
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1548 WEST MAIN ST., WILLIMANTIC, CT

Medical Office/Retail Space For Lease



Rear Lower Level
Entrance

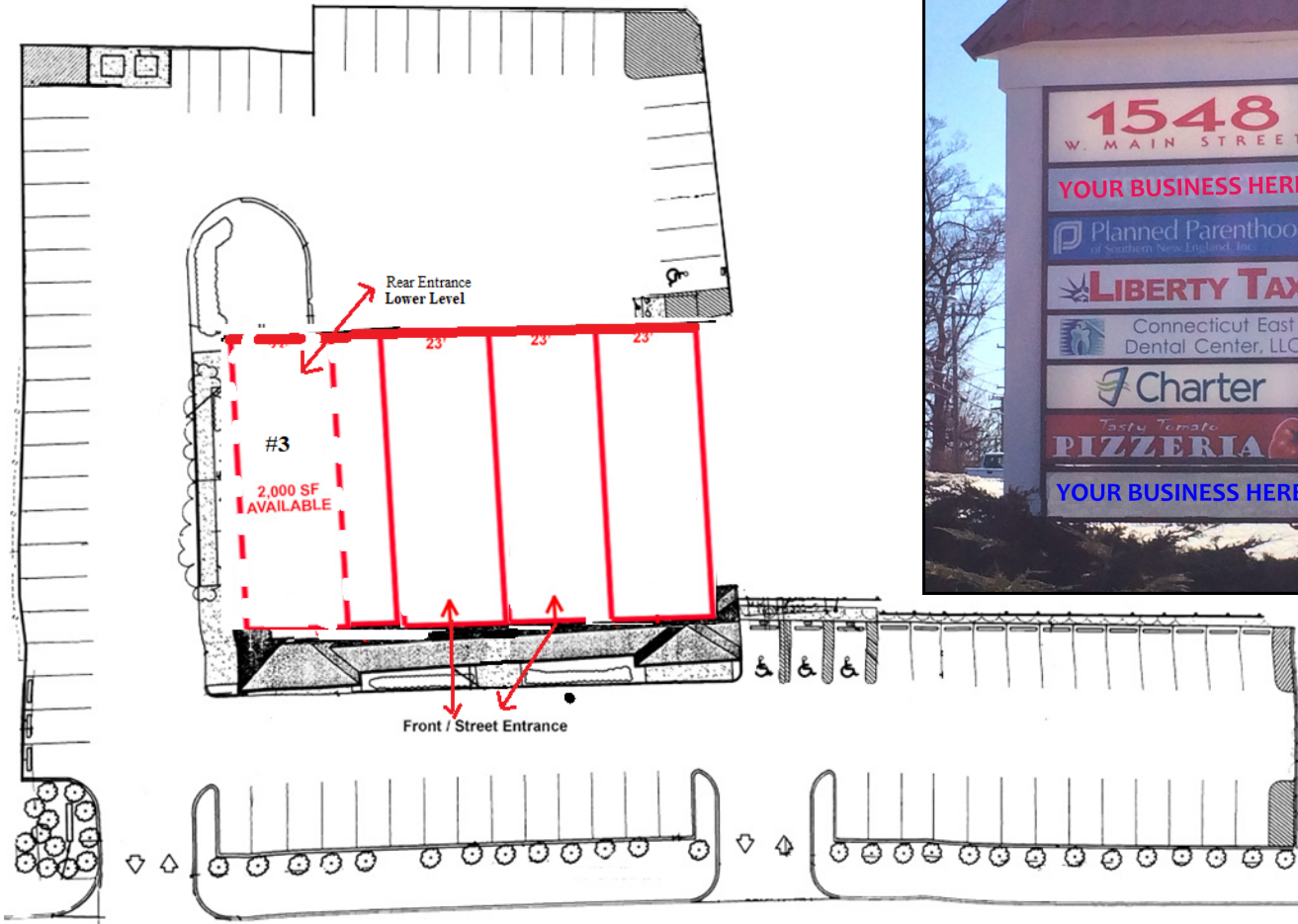
- ⇒ Rear Entrance
- ⇒ 1500 SF
- ⇒ \$16.00/SF + NNN
- ⇒ CAM \$2.75/SF
- ⇒ Taxes \$2.80/SF
- ⇒ Built out as Medical/
Dental Office Space w/
handicapped bathrooms
- ⇒ Close to UCONN & ECSU
- ⇒ Across from CT DMV
- ⇒ Located in the center of
busy retail district on
Rte 32 near Rte 6
interchange
- ⇒ Excellent location for
professional offices
& retail
- ⇒ - Traffic Count: 12,200

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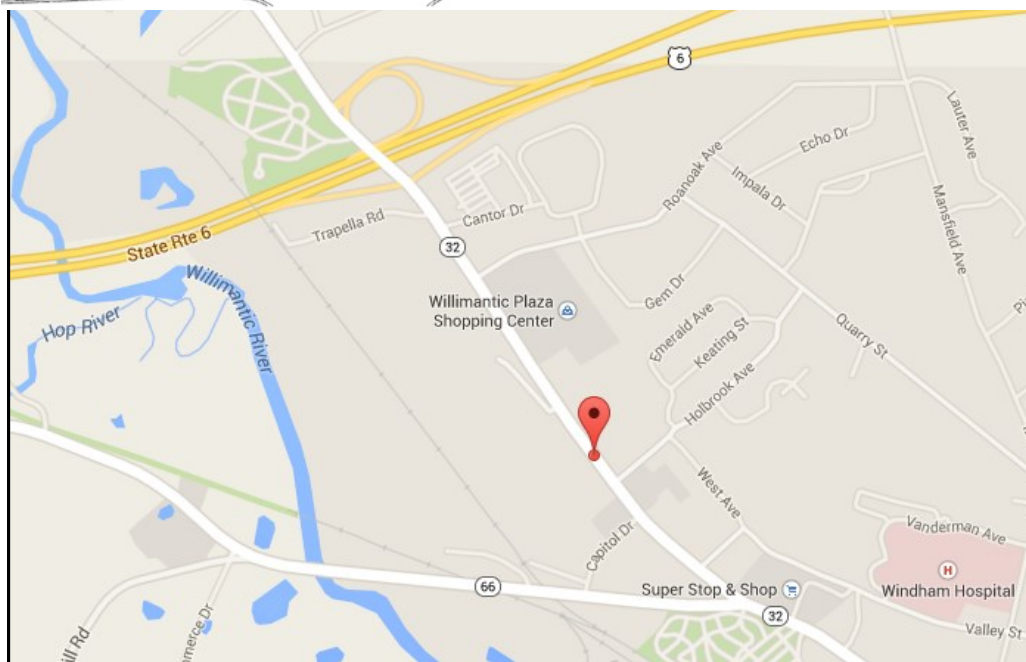
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