

**Great Investment Opportunity ±7.5 Cap Rate**

**250-252 East Main Street, Clinton**



- ⇒ 12,050 Total SF
- ⇒ Acres: 1.30
- ⇒ Public Water & Septic
- ⇒ Frontage: 200 Ft.
- ⇒ Zone: B-4
- ⇒ Taxes: \$20,558
- ⇒ Traffic Count: 11,000
- ⇒ Year Built: 1989

### **Building A**

- ⇒ 3,392 SF
- ⇒ AllState Insurance, Clinton Family Dentistry

### **Building B**

- ⇒ 4,960 SF
- ⇒ Clinton Paint & Decorating, 2 Residential Apartments and 1 Office

### **Building C**

- ⇒ 3,698 SF
- ⇒ Key Bank
- ⇒ With Drive Thru

Well maintained and fully leased retail and office property in Clinton CT. Long term tenants include Key Bank, Clinton Paint & Decorating, Clinton Family Dentistry, Allstate Insurance, Consulting Office and 2 apartments.

# **LYMAN**

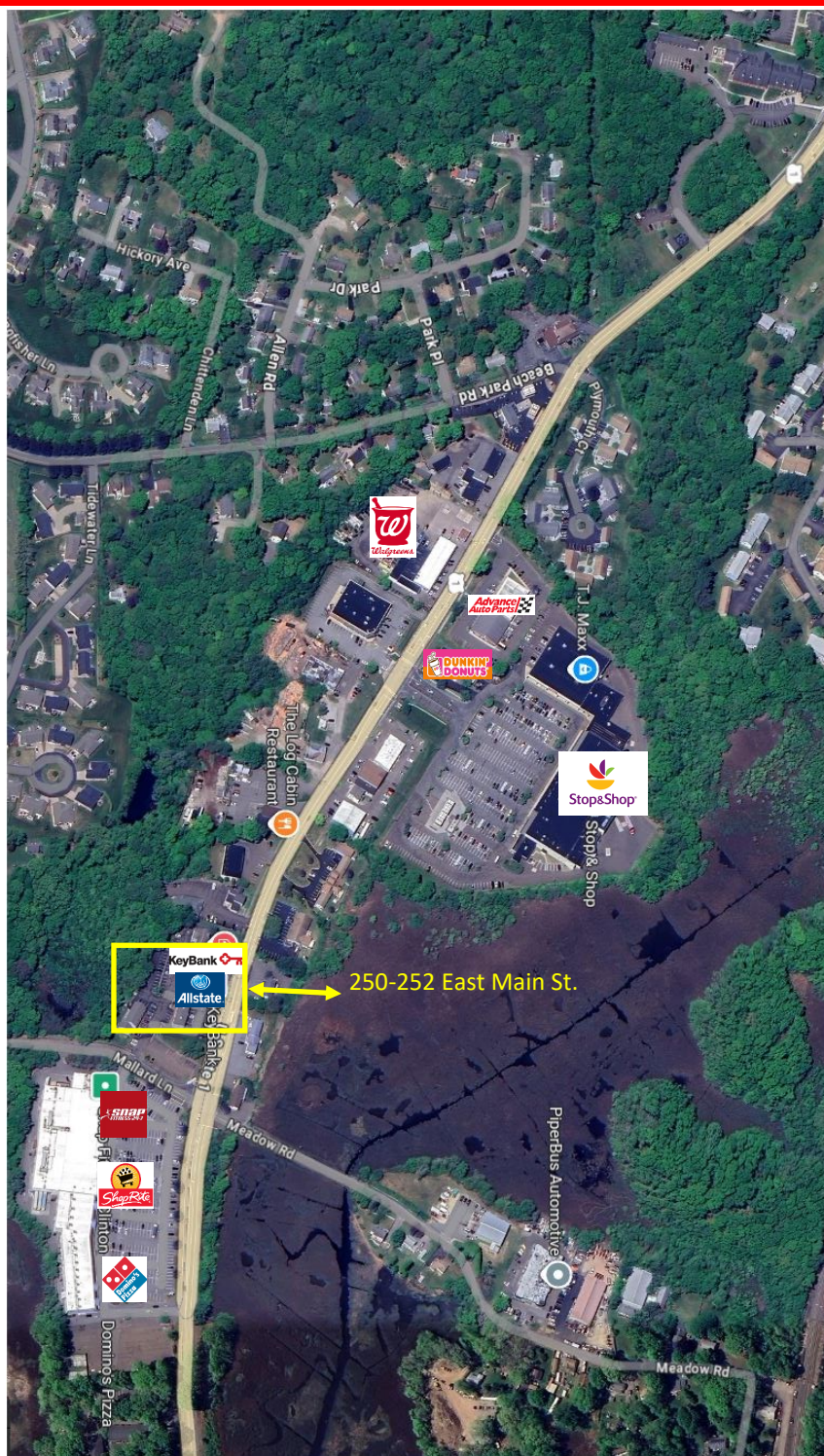
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### **PENNY PARKER**

Main Office:  
1160 Boston Post Rd.  
Westbrook, CT 06498  
Mailing Address:  
73 Second Ave.  
Westbrook, CT 06498  
860-887-5000 x7 Office  
860-575-1855 Cell  
[pennyp@lymanre.com](mailto:pennyp@lymanre.com)

## AREA MAP & DEMOGRAPHICS



Demographics	1 MILE	3 MILES	5 MILES
Total Population	3,681	13,696	28,604
Total Households	1,778	6,209	12,449
Average Household Income	\$126,325	\$123,330	\$129,648

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.