

# 71 WESTCOTT RD., DANIELSON (KILLINGLY), CT 1,275± SF Space, (Sub-Dividable) Available For



**1,275 SF Space - GRADE LEVEL**

**\$12.25/SF NNN**

**NNN = \$4.60/SF**

- ◆ Zone: General Commercial
- ◆ Between Route 12 & I-395
- ◆ 10' clear to bar joist
- ◆ Central HVAC
- ◆ Ample parking  
Approximately 144 spaces total
- ◆ Next to Danielson Pharmacy
- ◆ Next to Community Health Resources

# LYMAN

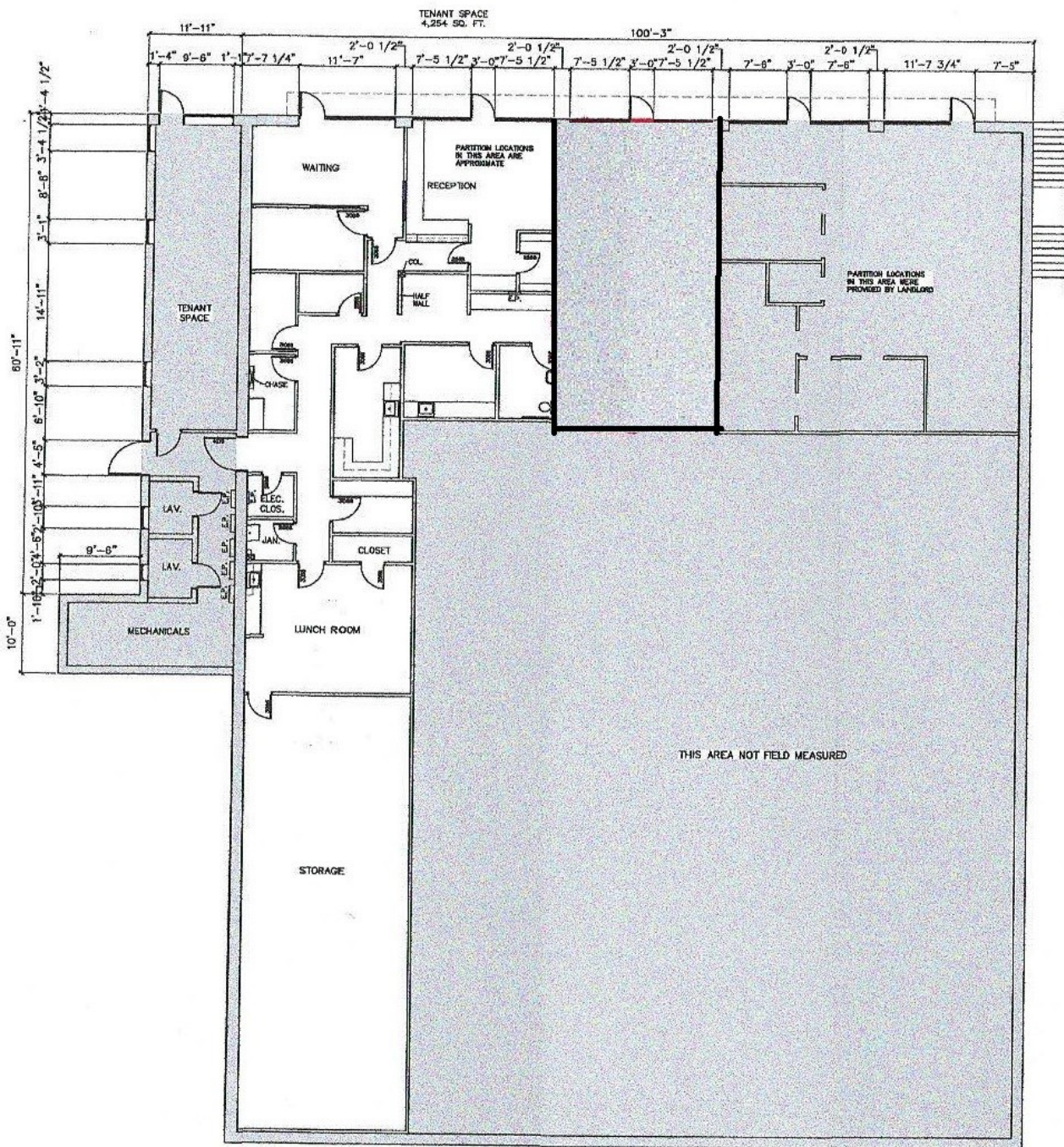
**REAL ESTATE BROKERAGE & DEVELOPMENT**

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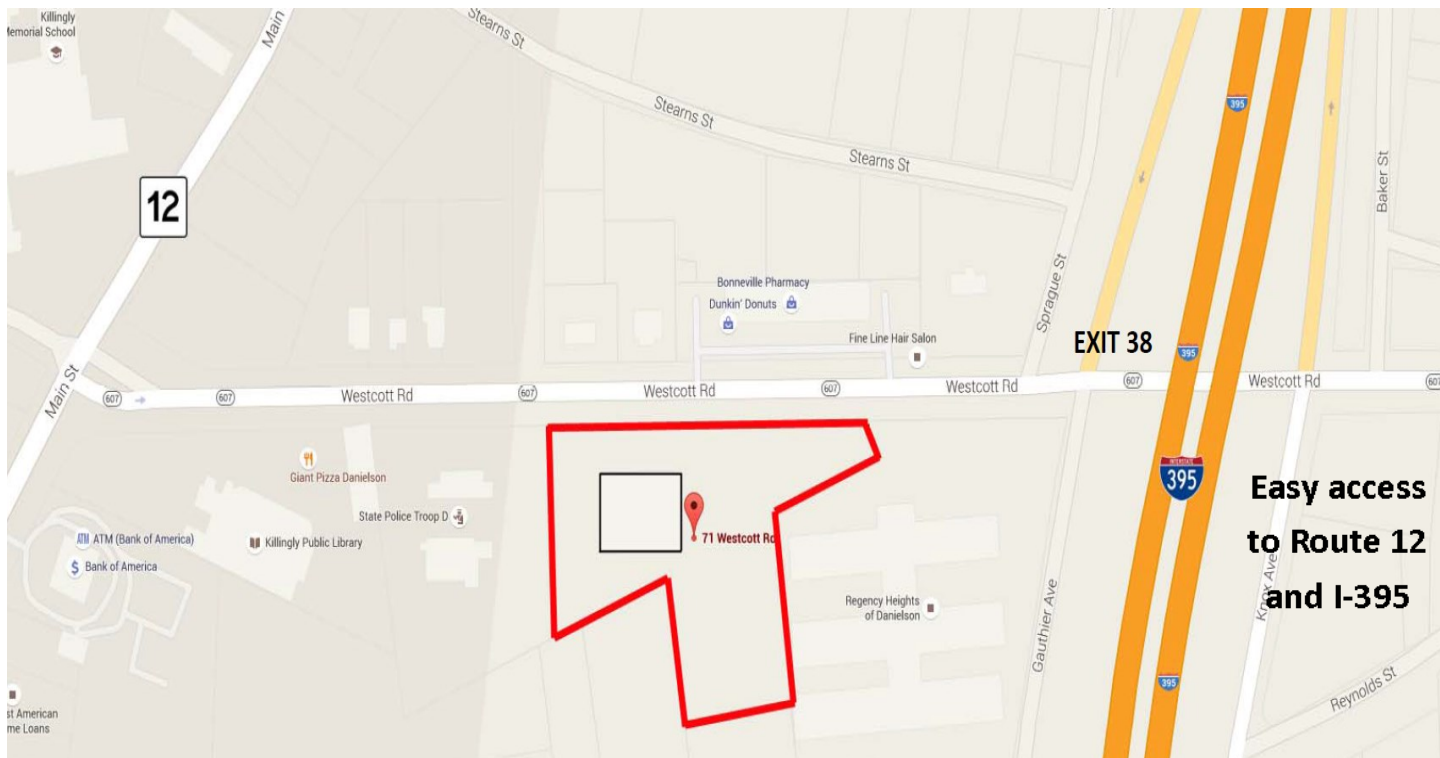
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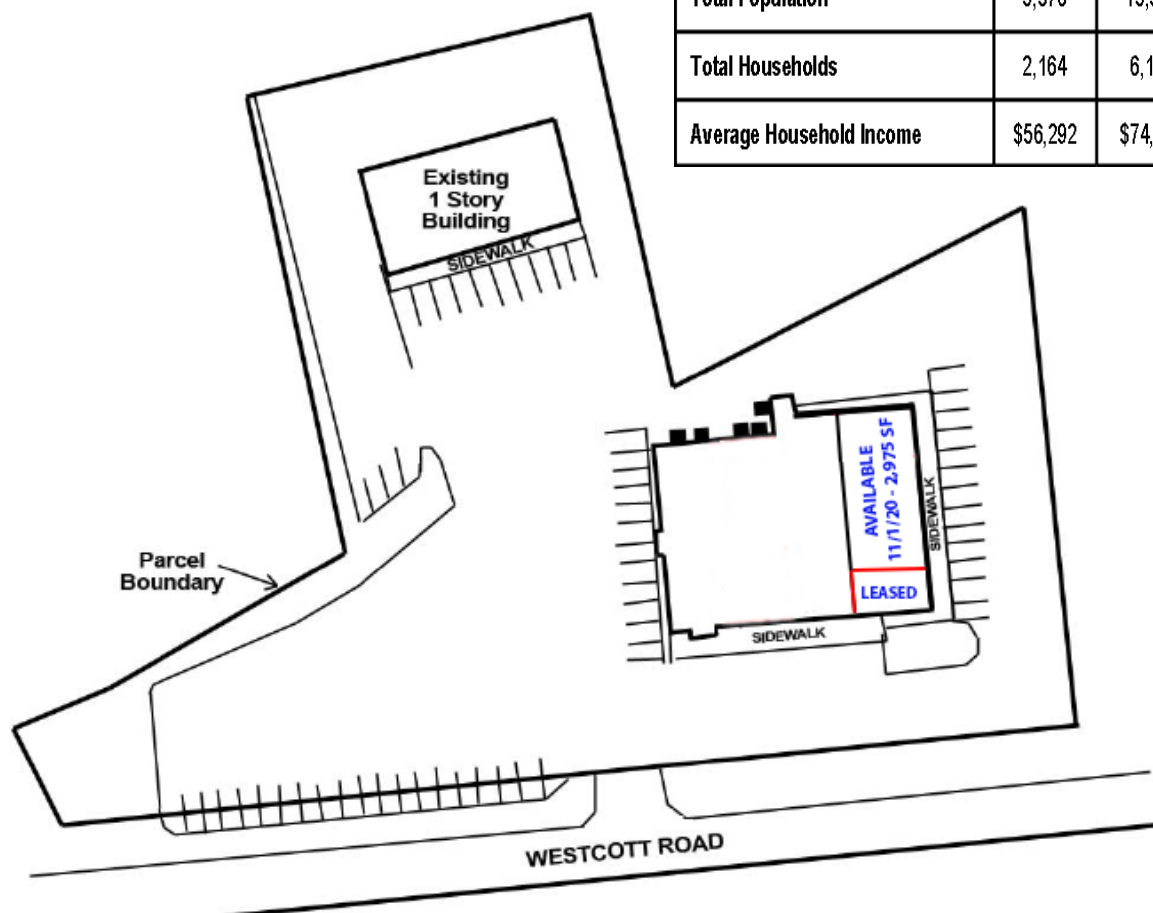




EXISTING LOWER LEVEL FLOOR PLAN  
SCALE: 1/8"=1'-0"



Demographics	1 MILE	3 MILES	5 MILES
Total Population	5,376	15,547	26,414
Total Households	2,164	6,135	10,061
Average Household Income	\$56,292	\$74,306	\$81,405







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