

# FOR SALE/FOR LEASE

**1548 WEST MAIN ST., WILLIMANTIC. CT**  
**OFFICE/ RETAIL**



- ⇒ 14,027 SF
- ⇒ 1.90 AC
- ⇒ B2A ZONE
- ⇒ PUBLIC WATER/SEWER
- ⇒ CENTRAL HVAC
- ⇒ BUILT 1978
- ⇒ Across from CT DMV

- ⇒ Close to UCONN & ECSU
- ⇒ 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
- ⇒ 410feet Frontage on Rt 32

- ⇒ Just 1 Available Space for lease
- ⇒ 1,500 SF
- ⇒ \$14 SF + NNN
- ⇒ CAM \$2.75/SF
- ⇒ Taxes \$1.98/SF
- ⇒ More info on 2nd page

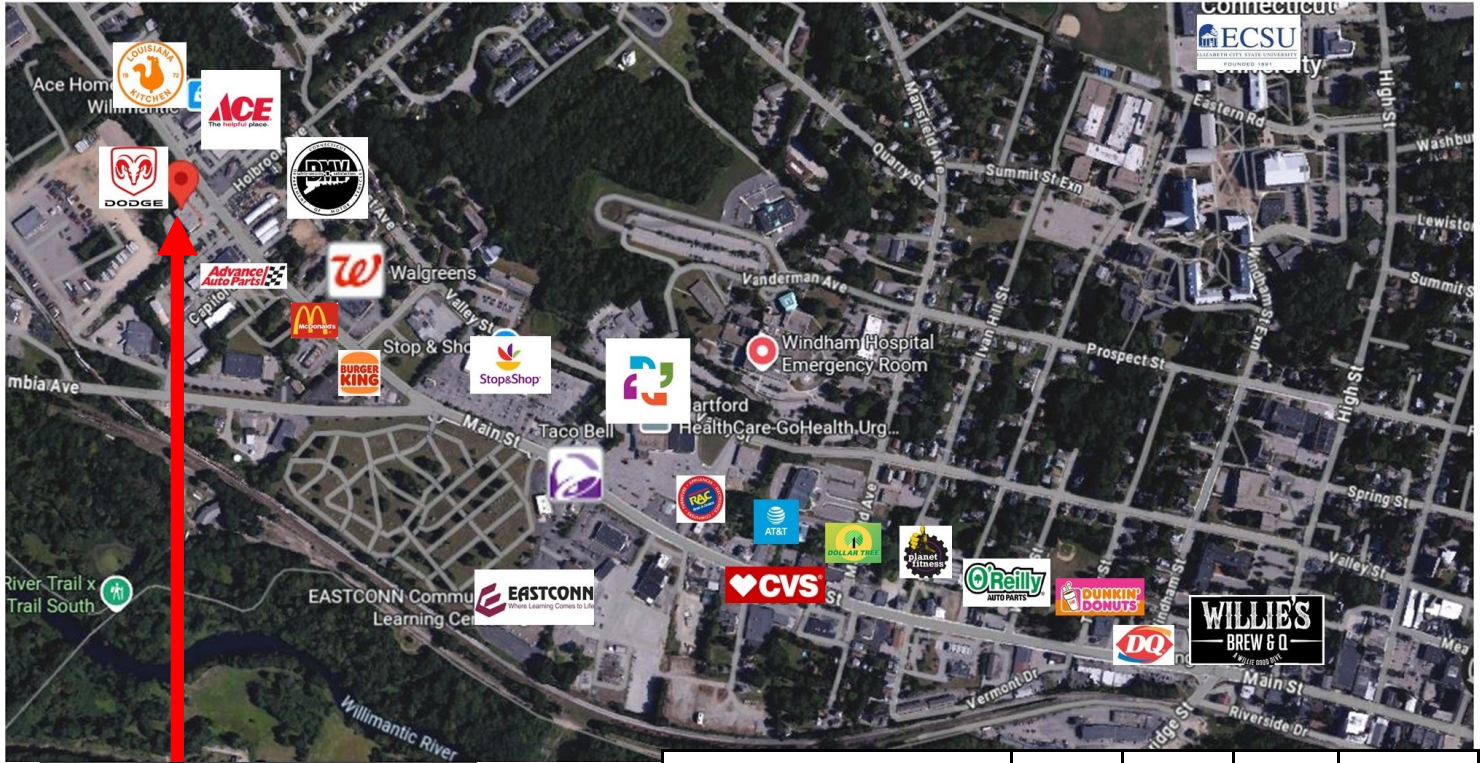
# LYMAN

**REAL ESTATE BROKERAGE & DEVELOPMENT**

**RON LYMAN**

Main Office:  
1160 Boston Post Rd.  
Westbrook, CT 06498  
Mailing Address:  
73 Second Ave.  
Westbrook, CT 06498  
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## SUBJECT PROPERTY

Demographics	1 MILE	3 MILES	5 MILES	10 Miles
Total Population	6,426	26,282	38,092	96,231
Total Households	1,816	9,518	14,228	32,952
Average Household Income	\$45,119	\$64,952	\$80,045	\$97,307



- ⇒ 1Space Available
- ⇒ Rear Entrance
- ⇒ The 1,500 sf unit is built out as Medical/ Dental Office Space w/ handicapped bathrooms

1548 West Main, Willimantic  
14,027 S.F.

Main Level	Fine Fettle Cannabis Dispencery 3,500 SF @ \$21.09/sf NNN	\$73,815.00 /yr NNN
Main Level	Brandon Smith 2,000 sf @ \$14.79 NNN	\$29,540.00 /yr NNN
Main Level	Prong Lee & Thanh Mai 1,500 sf @ \$23.3778/sf gross	\$35,066.64 /yr gross
Main Level	Haley Palmer 2,000 @ \$12/SF gross	\$24,000.00 /yr gross
Lower Level	Planned Parenthood 2,177 SF @ \$12.788/SF NNN	\$26,533.20 /yr NNN
Lower Level	Vacant 1,500 sf @\$14/SF NNN	\$21,000.00 /yr NNN
Lower Level	Ferguson Electric 1,350 SF @ \$14/SF Gross	\$18,900.00 /yr Gross

Potential Gross Income	\$228,854.84 /yr NNN
10% Vacancy	- \$22,885.48
Effective Gross Income	\$205,969.36 /yr NNN Total
$\div .075 =$	\$2,746,258.13 <b>Value</b>