

# 1681 WEST MAIN ST., WILLIMANTIC, CT

## Retail Space For Lease at Gateway Commons



### For Lease:

**\$18/SF NNN**

- ⇒ CAM \$3.25
- ⇒ Taxes \$3.50
- ⇒ Available Space: 2,150 SF – 7,000 SF
- ⇒ Join Liberty Bank & Blondies
- ⇒ Large window visibility
- ⇒ Shared huge parking lot
- ⇒ On busy Route 32
- ⇒ Traffic Count: 16,300
- ⇒ Zone: B-2A - Business District
- ⇒ Direct access to and visibility from Route 6 w/traffic count of 29,600
- ⇒ In front of Ocean State Job Lot
- ⇒ Frontage: 306 Ft. on Route 32



# LYMAN

**REAL ESTATE BROKERAGE & DEVELOPMENT**

[www.LymanRE.com](http://www.LymanRE.com)

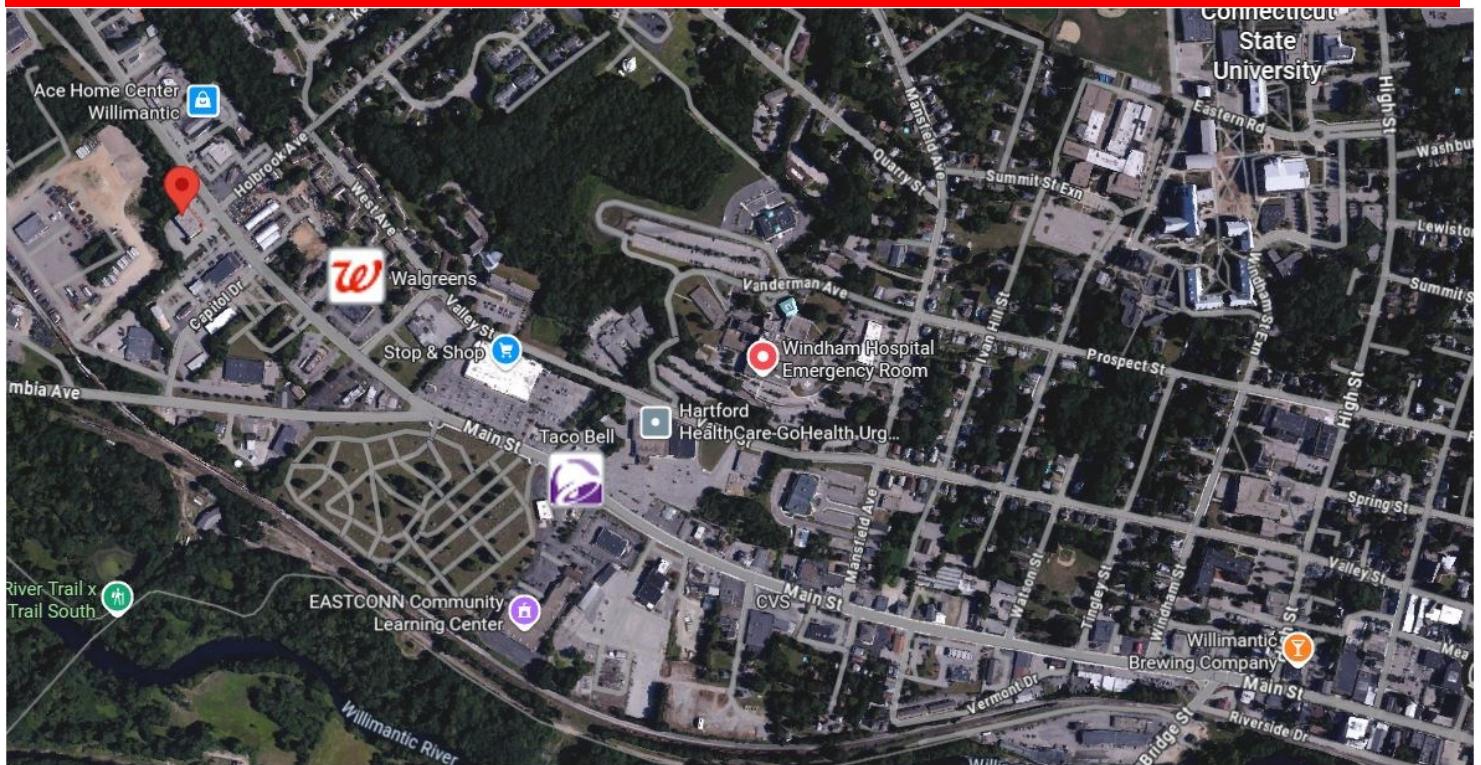
**RON LYMAN**

Lyman Real Estate  
860-884-4666 Cell  
860-887-5000 Office  
[ronl@lymanre.com](mailto:ronl@lymanre.com)

**Max Lyman**

860-876-7766  
[maxl@lymanre.com](mailto:maxl@lymanre.com)

## AREA MAPS & DEMOGRAPHICS



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



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.

## FLOOR PLAN

