

1681 WEST MAIN ST., WILLIMANTIC, CT

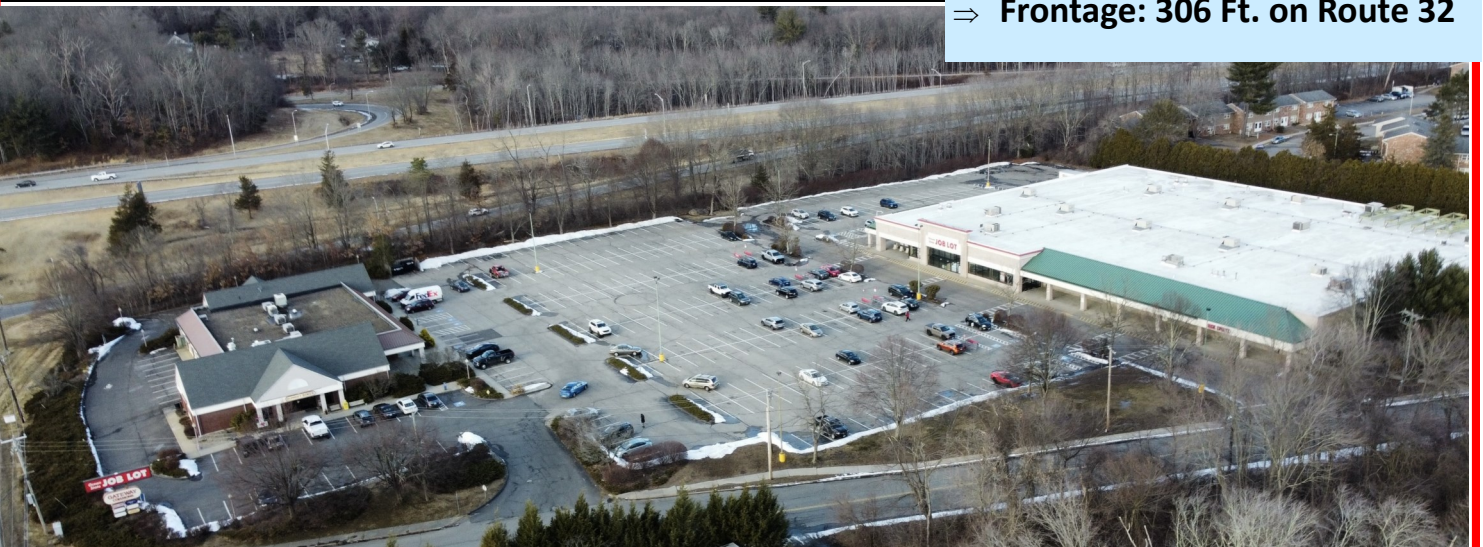
Retail Space For Lease at Gateway Commons



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



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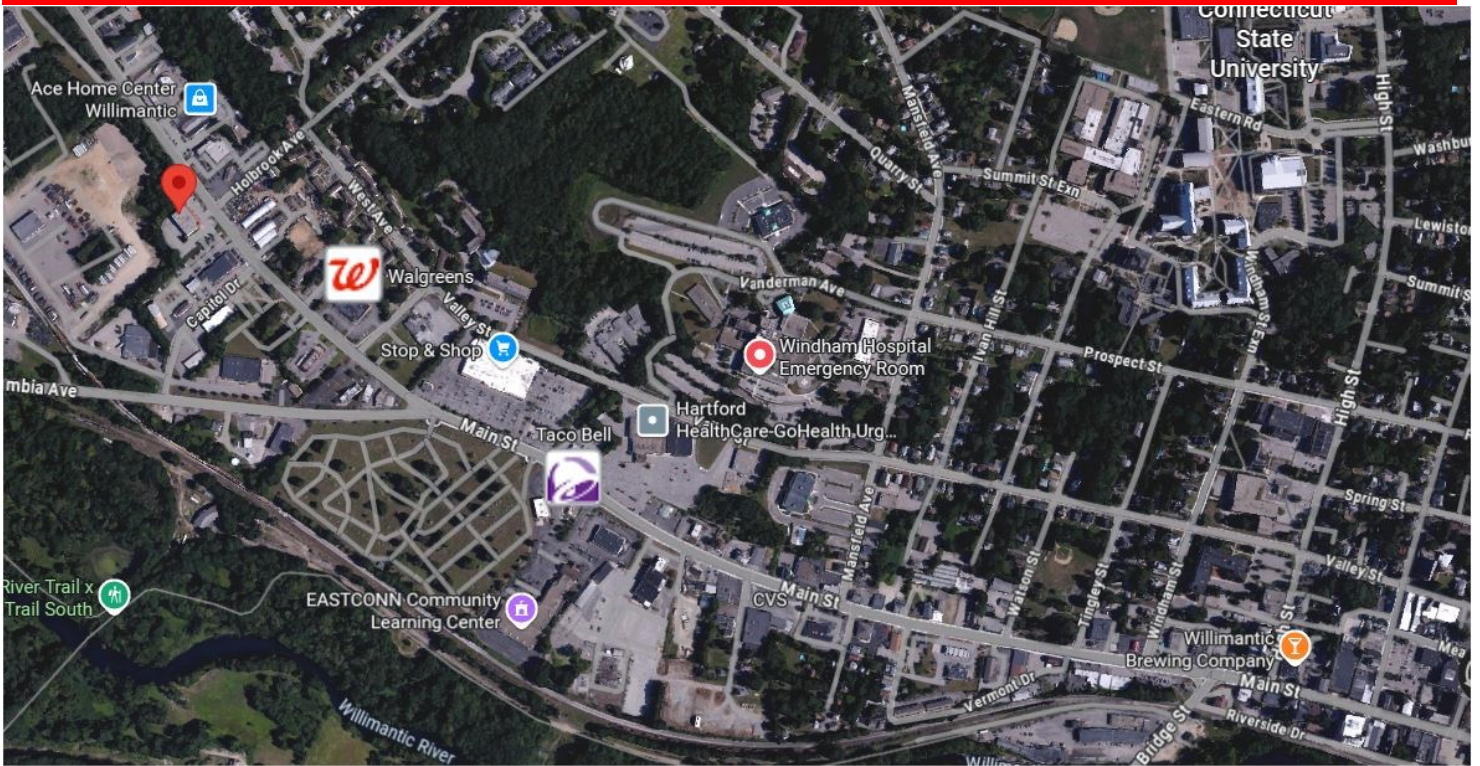
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AREA MAPS & DEMOGRAPHICS



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



LOCATION PLAN
NTS

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

