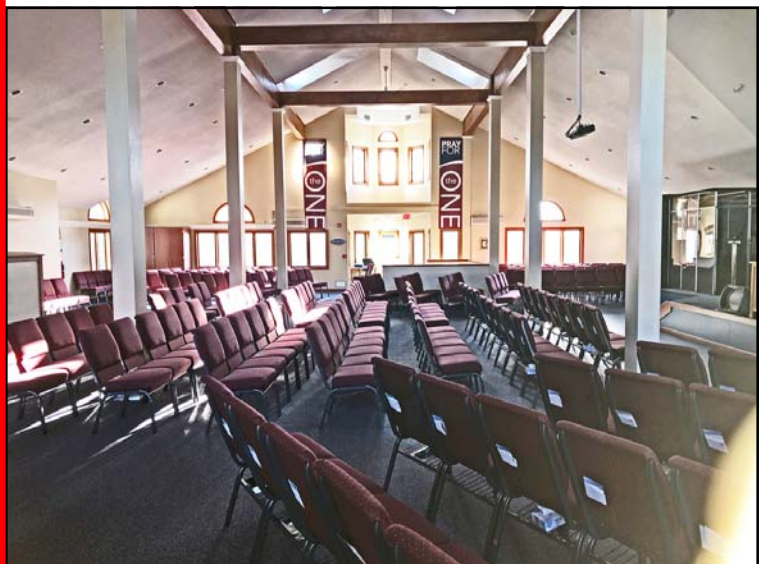


384J MERROW RD., TOLLAND, CT

Large Open Assembly Area Space For Lease



6,400 SF @ \$20/SF Gross + Utilities



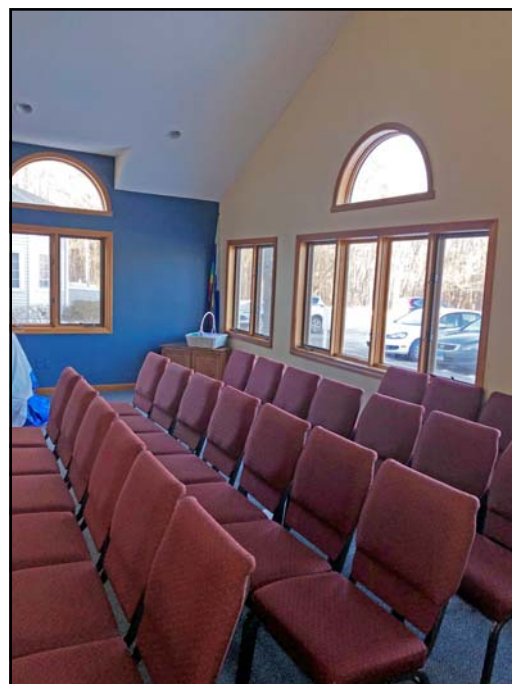
LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT
www.LymanRE.com

RON LYMAN

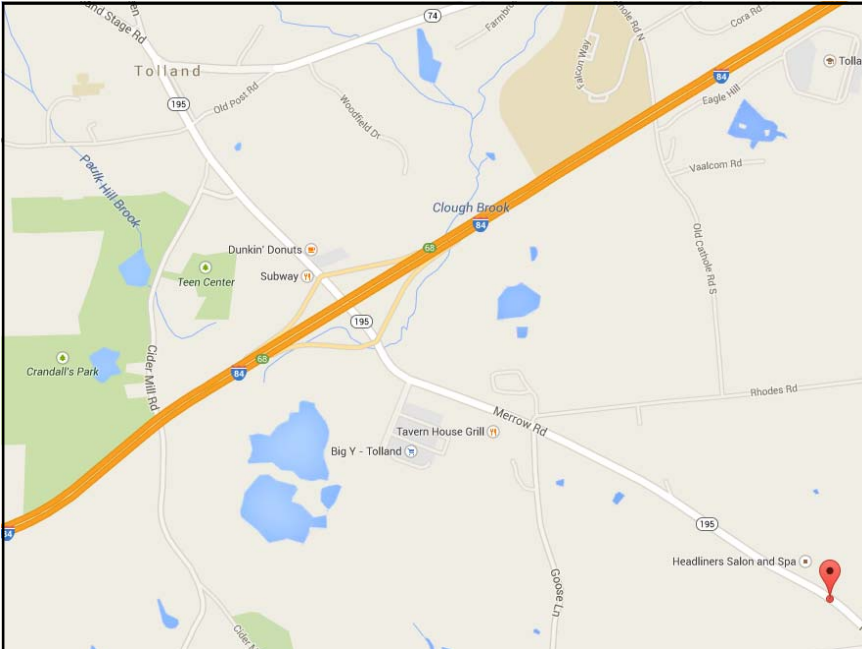
Main Office:
1160 Boston Post Rd.
Westbrook, CT 06498
Mailing Address:
73 Second Ave.
Westbrook, CT 06498
860-887-5000 x1 Office
860-884-4666 Cell
ronl@lymanre.com

UPPER LEVEL: CHURCH / SANCTUARY / ASSEMBLY SPACE



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.

BATHROOMS PART OF UPPER LEVEL



- ⇒ **6,400 SF @ \$20/SF
Gross + Utilities**
- ⇒ **Was occupied by a church**
- ⇒ **Lots of light**
- ⇒ **Could seat a max of 300 per code**

- ⇒ **4,850 SF available directly
below: Unit 384V
\$12/SF Gross + Utilities**
- ⇒ **Grade level entrance**
- ⇒ **Ask for separate brochure for
more information and photos**

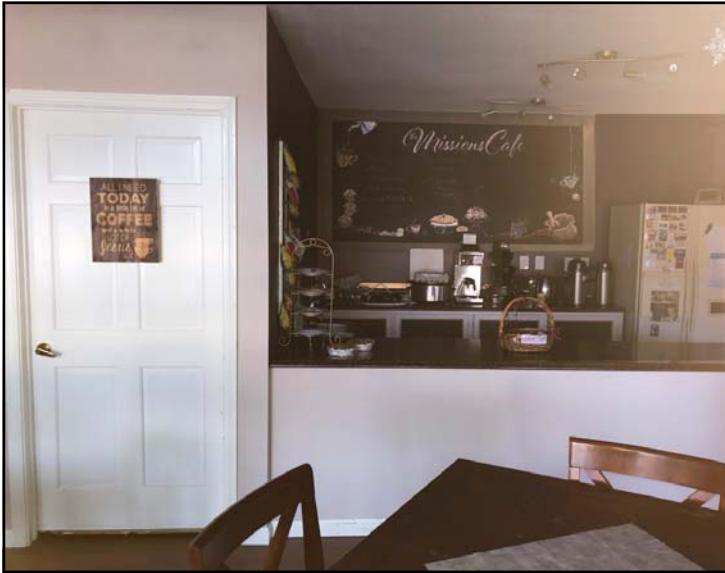


- ⇒ **Twin Ponds Centre**
- ⇒ **On Route 195**
- ⇒ **Traffic Count: 12,100**
- ⇒ **Year Built: 1988/1989**
- ⇒ **Zone: NCZ**
- ⇒ **Close to I-84, Exit 68**
- ⇒ **Gas heat**
- ⇒ **Central AC**
- ⇒ **On Route to Storrs
UCONN Campus**



Demographics	1 MILE	3 MILES	5 MILES
Total Population	1,539	11,091	29,366
Total Households	582	4,092	10,587
Average Household Income	\$127,189	\$118,851	\$114,564

PART OF 384J: CAFÉ SPACE ADJACENT TO UPPER LEVEL SPACE



- ⇒ Café space is 692 SF
- ⇒ Currently a vestibule café
- ⇒ Café adjacent to the 5,708 SF space
- ⇒ Ask agent for availability & build-out options