

# FOR SALE

## OFFICE BLDG / INVESTMENT OPPORTUNITY

**FOR SALE**

**\$899,000**



**100 Fort Hill Rd., Groton, CT 06340**

Heather Gianacoplos  
heatherg@pequotcommercial.com

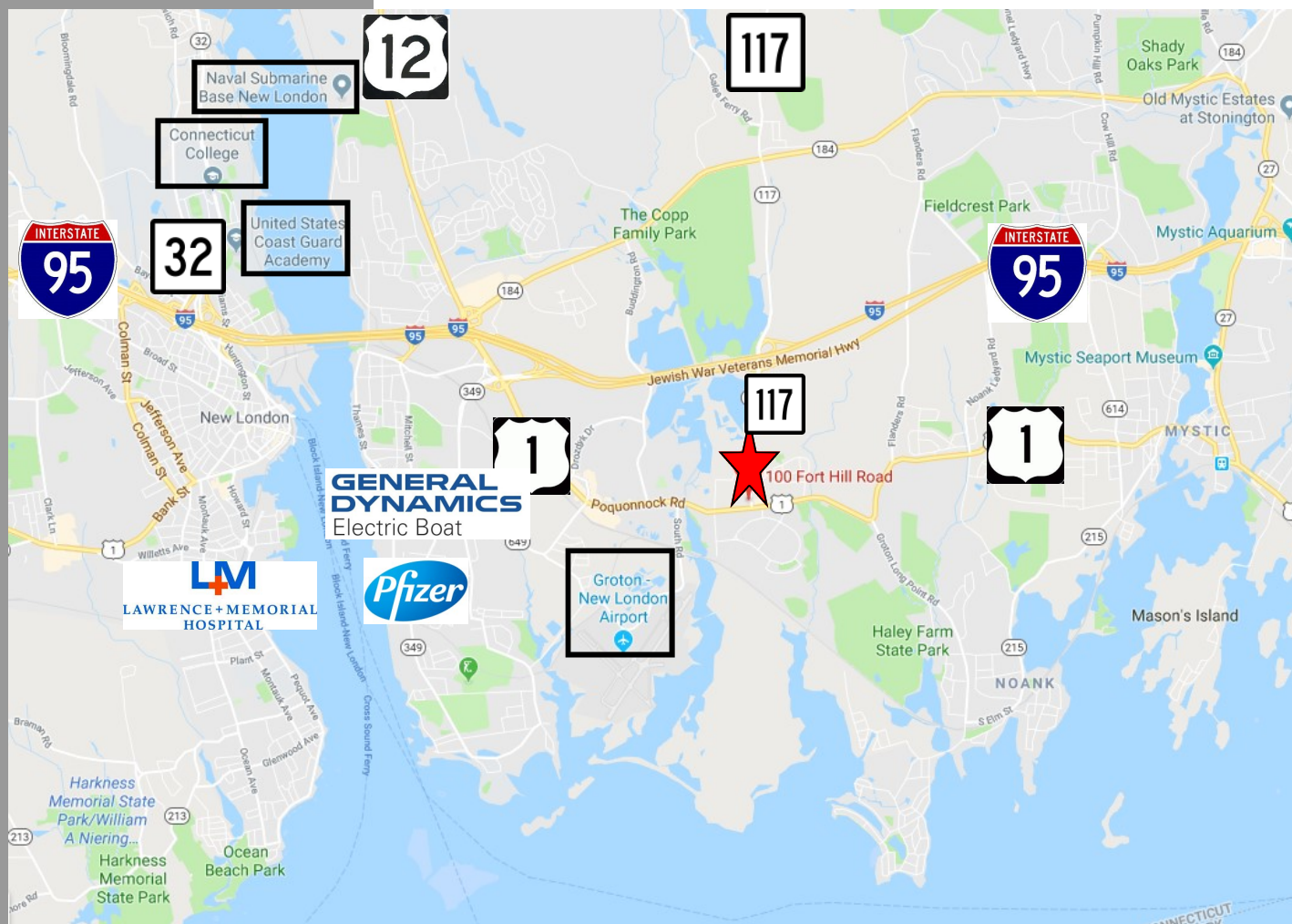
Judy Walsh  
jwalsh@pequotcommercial.com

**PEQUOT  
COMMERCIAL**

15 Chesterfield Road, Suite 4  
East Lyme, CT 06333

860-447-9570 x153

- > 14,640sf office building on corner of highly visible Routes 117 + 1  
Entire building available or current owners can rent back space
- > 0.98 Acre; 475' Road frontage (Routes 117 + 1)
- > Handicap accessible to 1st main floor only
- > Zone MVC—Mixed Use Village Center
- > Heat pumps; Central A/C; Public Water/Sewer; Public gas in street
- > 68 Parking spaces
- > Three levels; Lower, Main and Upper Levels
- > 13,500 Daily Average Traffic Counts



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
<b>Total Population</b>	29,636	72,336	135,797
<b>Total Households</b>	13,273	30,082	57,166
<b>Household Income</b> <b>\$0—\$30,000</b>	21.16%	24.62%	19.69%
<b>\$30,001-\$60,000</b>	23.51%	23.95%	23.53%
<b>\$60,001-\$100,000</b>	25.62%	22.83%	23.47%
<b>\$100,001+</b>	29.71%	28.61%	33.32%

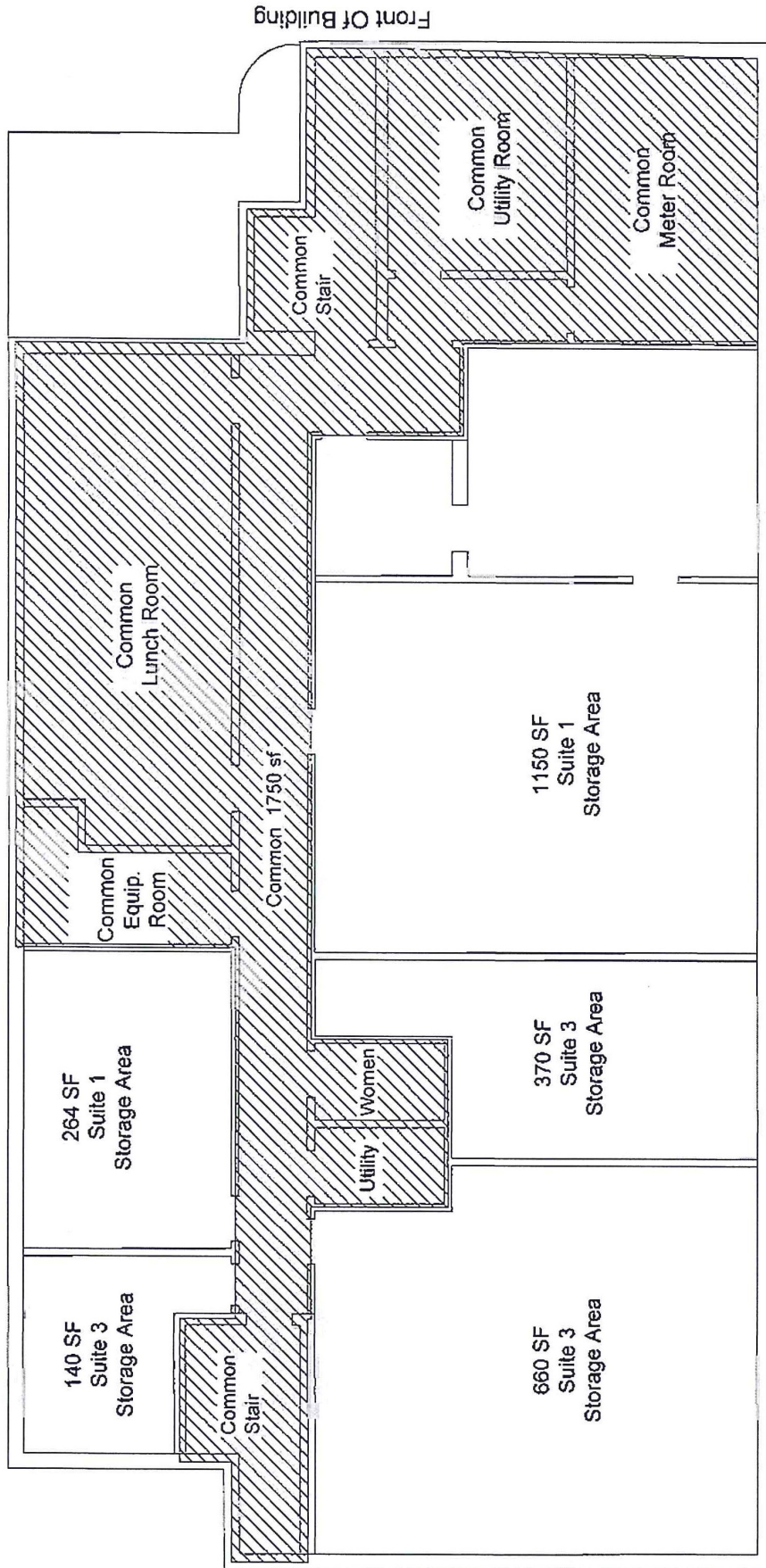




Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



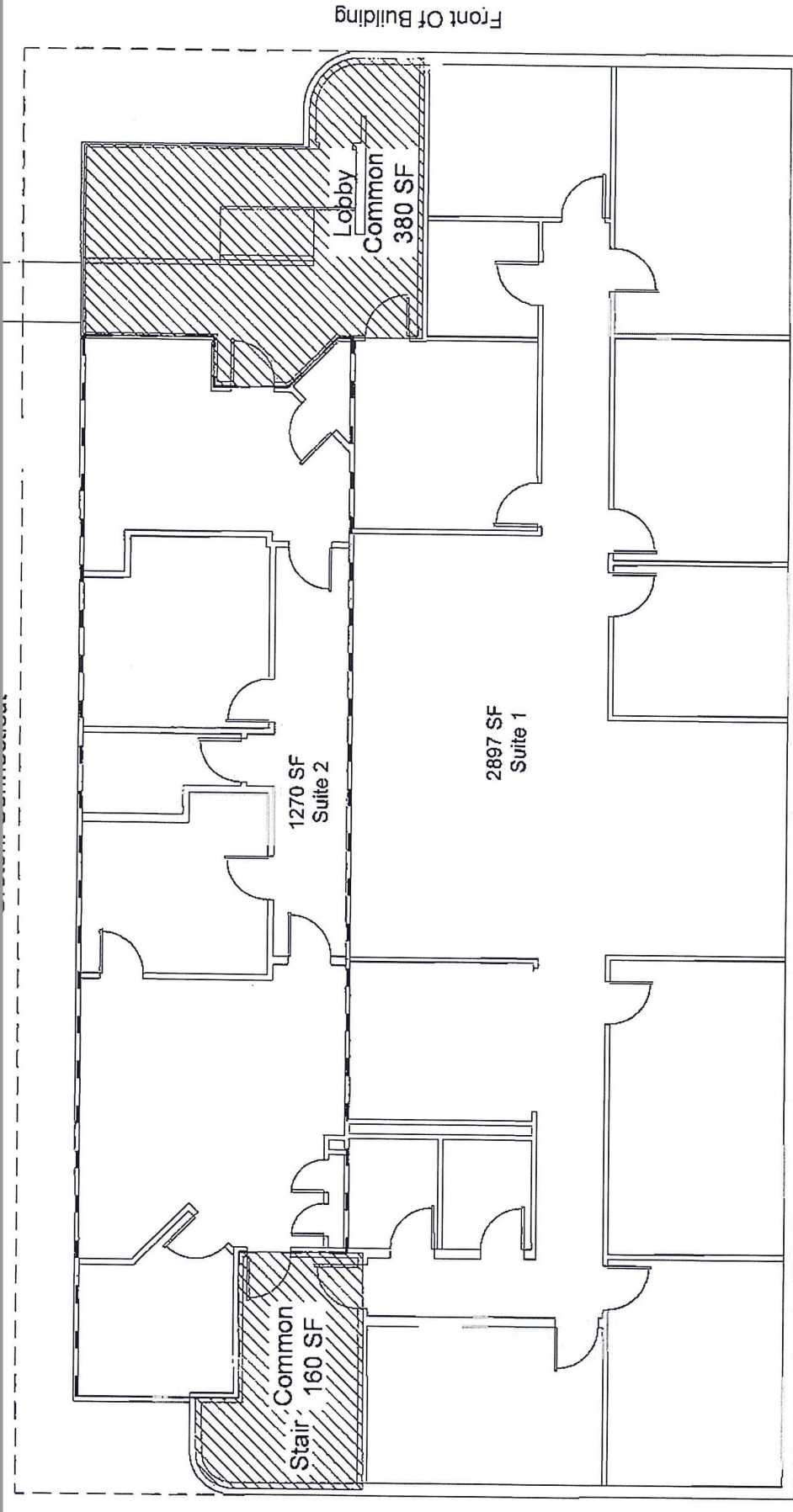
# LOWER LEVEL



Basement Floor Rental Area	
Suite 1 Storage	1335 SF
Suite 3 Storage	1170 SF
Common Area	1750 SF
<b>Total</b>	<b>4858 SF</b>

JANUARY 31, 2014

# MAIN LEVEL

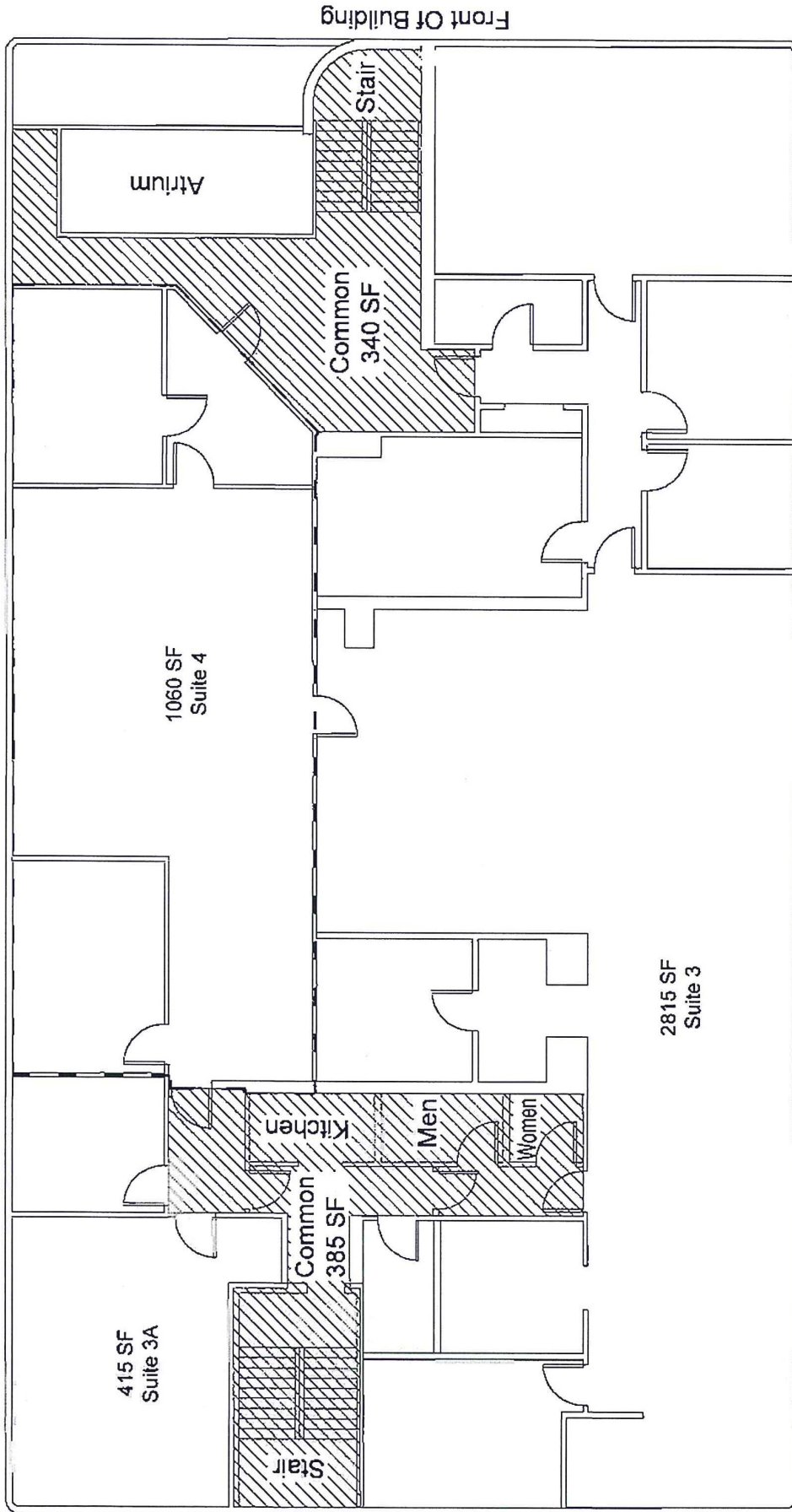


## First Floor Rental Area

Suite 1	2897 SF
Suite 2	1270 SF
Common Area	540 SF
<b>Total</b>	<b>4707 SF</b>

JANUARY 31, 2014

# UPPER LEVEL



Second Floor Rental Area

Suite 3	2815 SF
Suite 3A	415 SF
Suite 4	1060 SF
Common Area	725 SF
<b>Total</b>	<b>5015 SF</b>

JANUARY 31, 2014



# Town of Groton



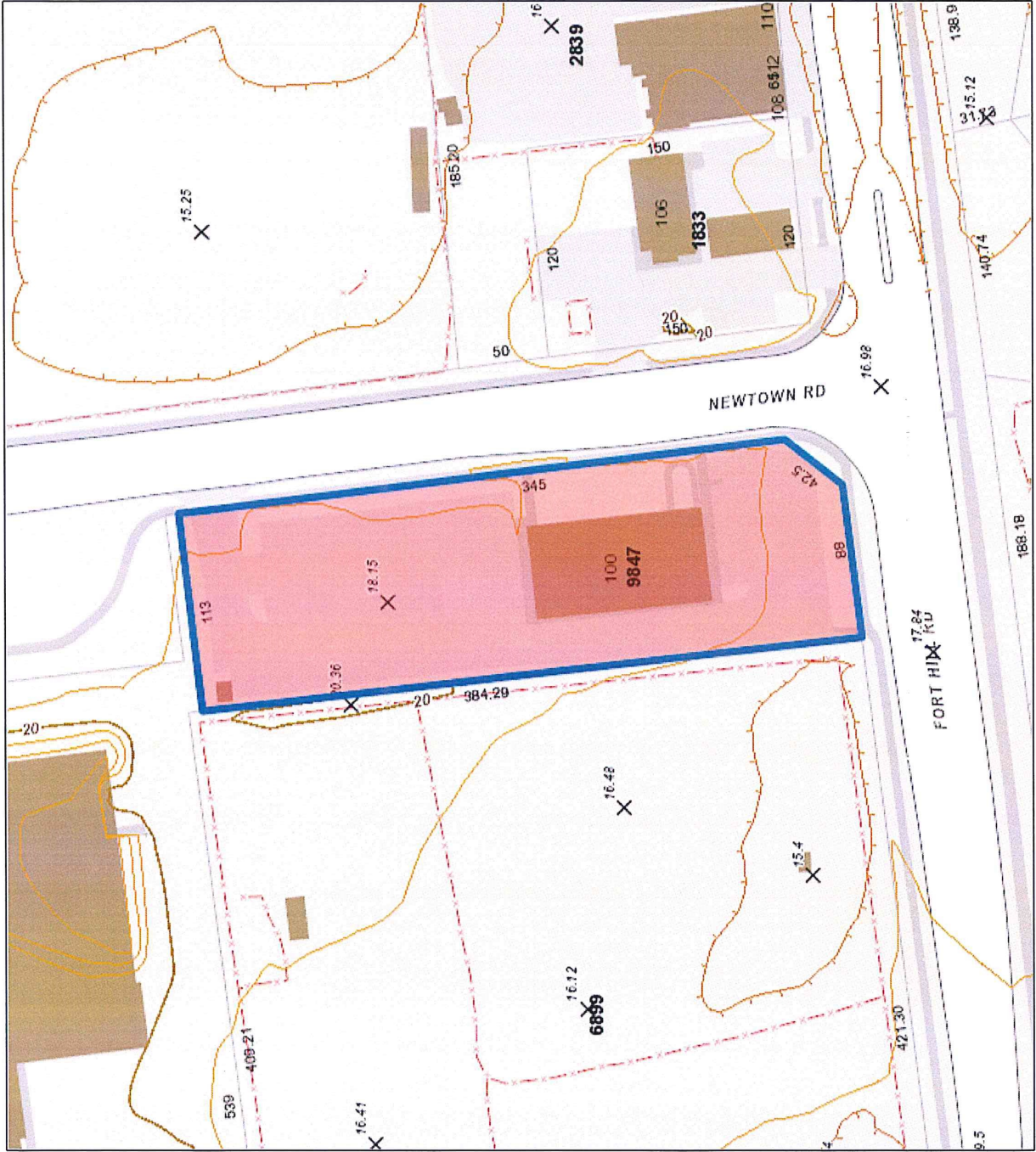
## 100 FORT HILL RD



**Disclaimer:**  
The planimetric and topographic information depicted on this map was derived from aerial photography and ground truth information collected in April 2009. The parcel and property line information depicted on this map has been compiled from information provided by the Groton Land Department and is not a legal representation of the actual property boundaries. The information is provided for informational purposes only and is not intended to be used for legal purposes. The information is provided as a service to the public and is not intended to be used for legal purposes. THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.

Horizontal Datum: Mean Coastmeters, North American Datum of 1983 (NAD83 Feet)  
Vertical Datum: North American Vertical Datum of 1988 (NAVD88)

Date: 5/29/2015



Map Created using GrotonGIS Silverlight Application