

FOR LEASE OFFICE SPACE



92 Leonard Dr., Groton, CT 06340

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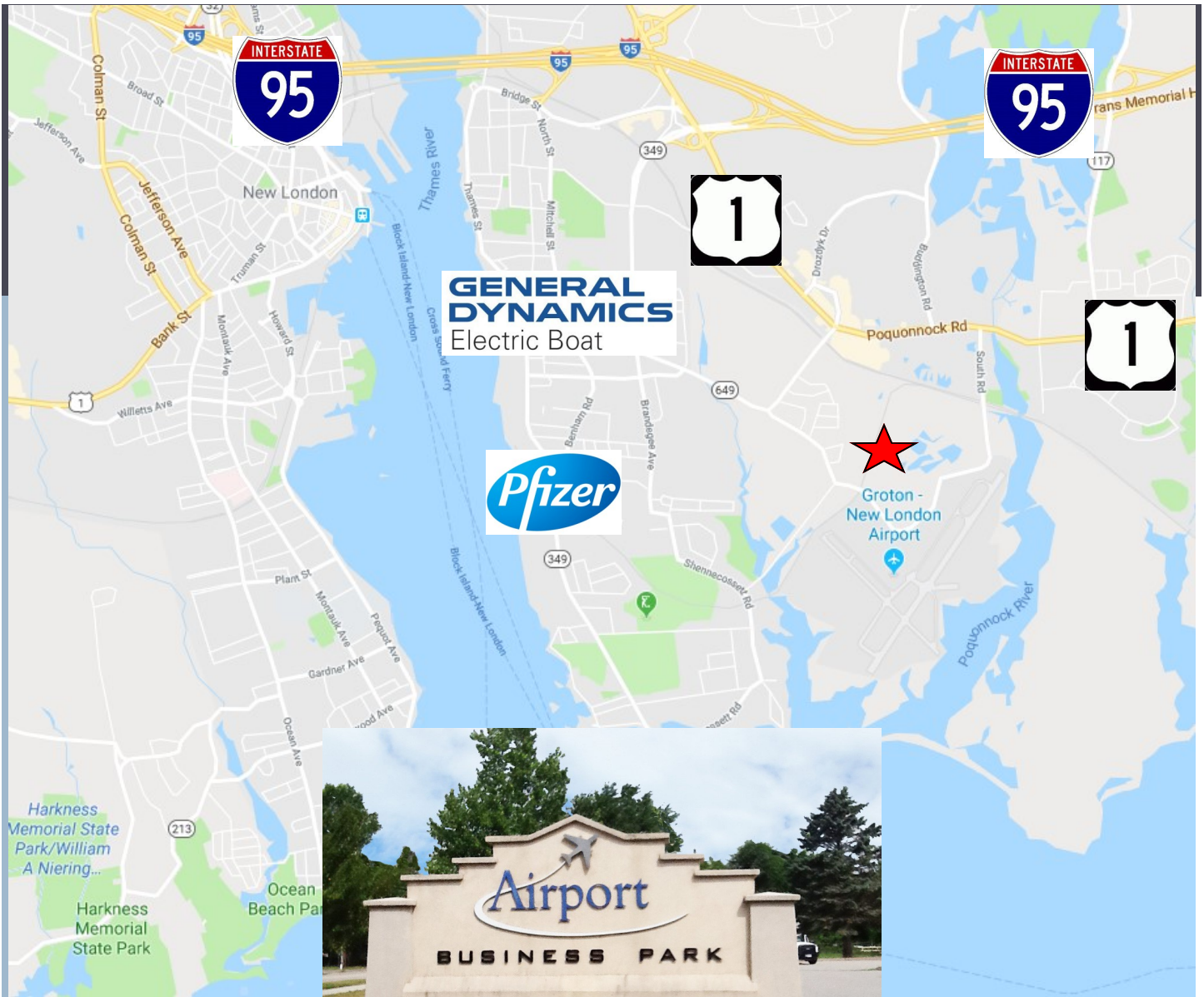
**PEQUOT
COMMERCIAL**

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x153
Fax 860-444-6661

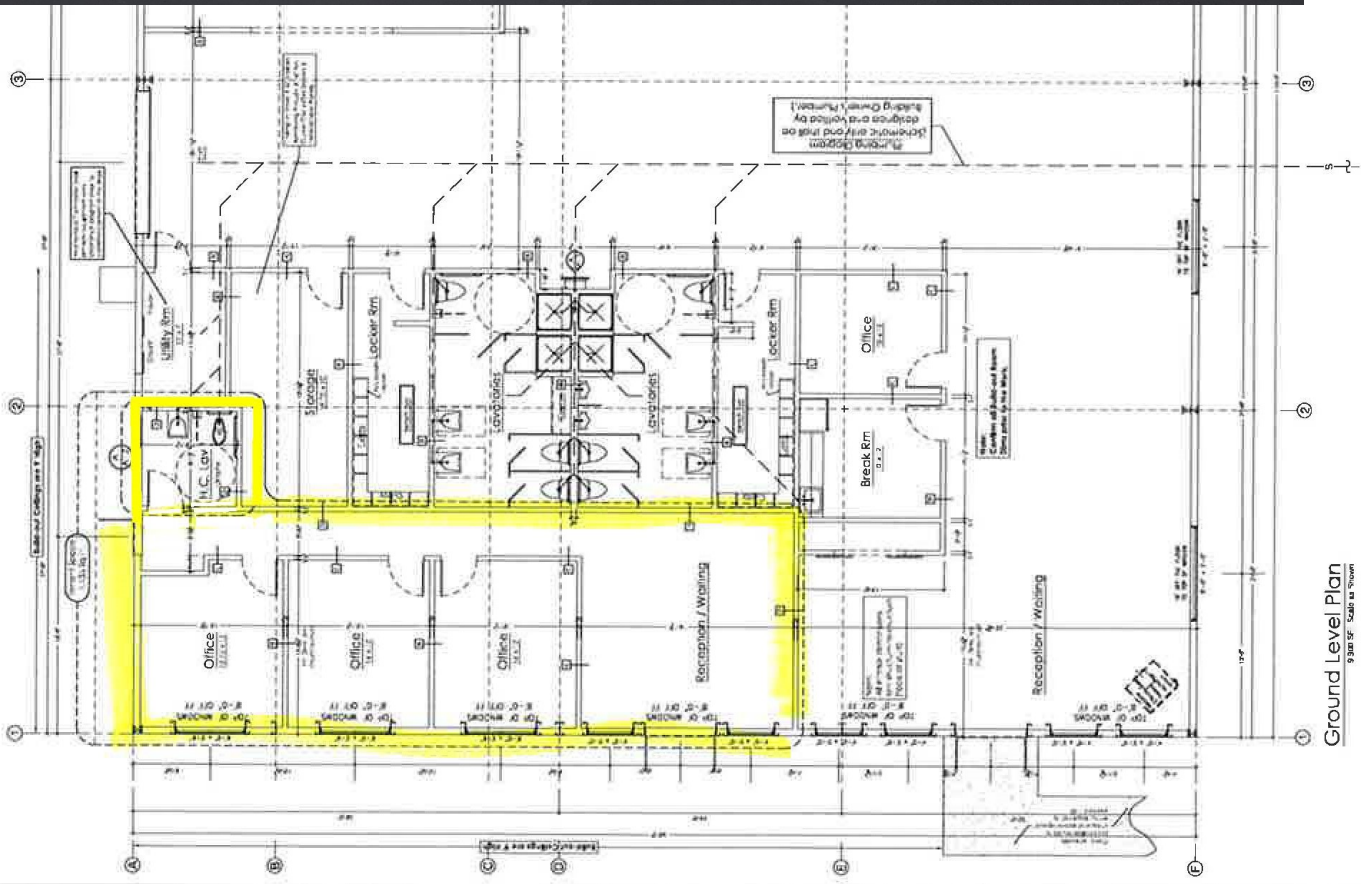
- ≈ 1,135 sf Office Space, partially finished;
could be build-to-suit
- ≈ Located in Airport Business Park in Groton
- ≈ Ample parking
- ≈ City Water/Sewer/Natural Gas
- ≈ Zone IA-40 and Enterprise

FOR LEASE
\$12/sf NNN



| DEMOGRAPHICS | 3 MILE | 5 MILE | 10 MILE |
|---|--------|--------|---------|
| Total Population | 31,741 | 74,463 | 133,923 |
| Total Households | 14,255 | 31,227 | 56,293 |
| Household Income \$0—\$30,000 | 22.71% | 23.68% | 18.30% |
| \$30,001-\$60,000 | 24.75% | 24.52% | 23.20% |
| \$60,001-\$100,000 | 28.19% | 25.56% | 26.22% |
| \$100,001+ | 24.35% | 26.23% | 32.26% |

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



Ground Level Plan
9/20/21 SCALE AS SHOWN

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