



# TWO SMALL OFFICE SPACES FOR LEASE

## Pequot Commercial



1041 Poquonnock Rd., Groton

**FOR LEASE**

On second floor



150<sub>±</sub> sf @ \$400/mo  
Inclusive of heat, A/C  
and electric

Highly visible location with 15,000 daily average traffic count

**Nearby:** Big Y, Movie theater, Game Stop, Starbucks, Dunkin' Donuts, CVS, Chelsea Savings Bank, Ocean State Job Lot, Savings Institute, WOW Work Out World, Citizens Bank, Benny's, U.S. Post Office, Sleepy's, assorted gas stations, assorted pizza restaurants, Bank of America, TJ Maxx, Webster Bank, Goodwill...

Judy Walsh

## Pequot Commercial

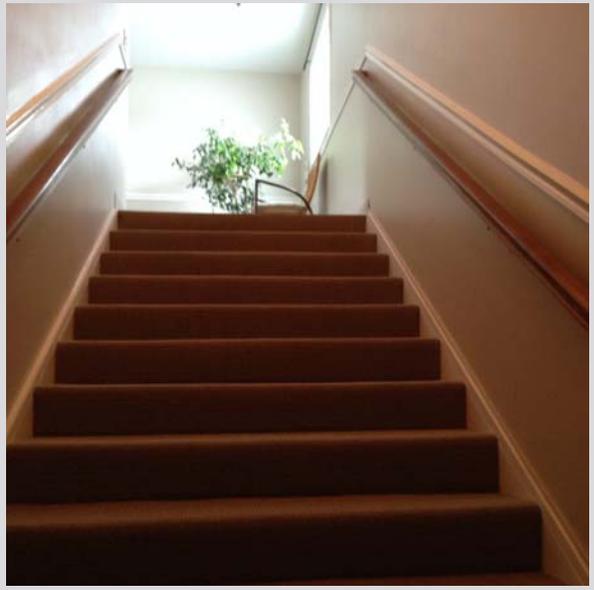
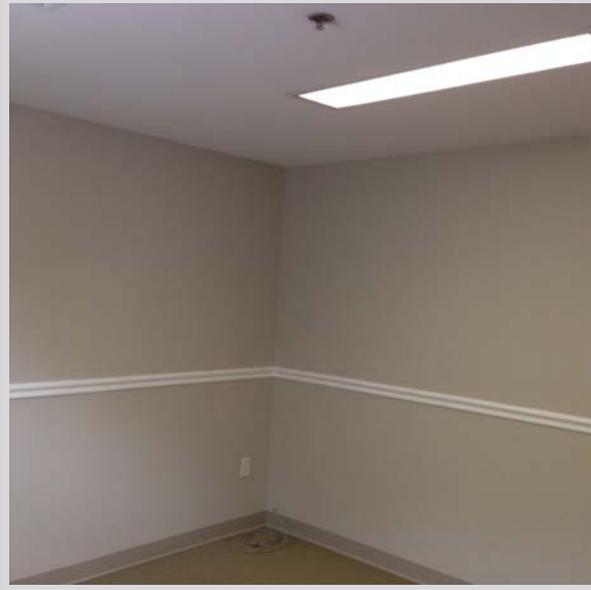
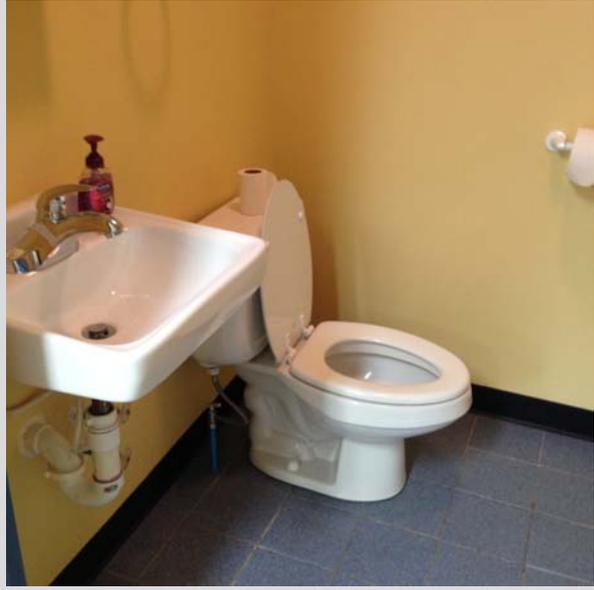
1020 Hartford Tpk.  
Waterford, CT 06385

860-447-9570 x153

860-444-6661

[jwalsh@pequotcommercial.com](mailto:jwalsh@pequotcommercial.com)







DEMOGRAPHICS		3 MILE	5 MILE	10 MILE
<b>Total Population</b>		35,581	80,500	141,782
<b>Total Households</b>		14,878	31,917	56,031
<b>Household Income</b>	<b>\$0—\$30,000</b>	26.60%	22.29%	18.46%
	<b>\$30,001-\$60,000</b>	27.79%	28.40%	25.49%
	<b>\$60,001-\$100,000</b>	24.44%	25.30%	25.55%
	<b>\$100,001+</b>	21.15%	24.00%	30.49%



# Commercial Property Card

Print Date: 11/17/2015

## Card 1 of 1

<b>Account</b>	<b>Location</b>	<b>Zoning</b>	<b>Deed Book/Page</b>	<b>Acres</b>
169806279660	1041 POQUONNOCK RD	CA-12	1137/127	0.73
<b>District</b>	<b>Use Code</b>			
POQUONNOCK BRIDGE	GENERAL OFFICE BUILDINGS			

### Current Owner

AJA-REALTY LLC & PARKERS IRISH LLC  
 110 CROSSWINDS DR  
 GROTON CT 06340

### Property Picture



### Building Information

<b>Building No:</b>	1
<b>Year Built:</b>	1940
<b>No of Units:</b>	1
<b>Structure Type:</b>	OFFICE BUILDING - LOW
<b>Building Total Area:</b>	9655 sqft.
<b>Grade:</b>	C
<b>Identical Units:</b>	1

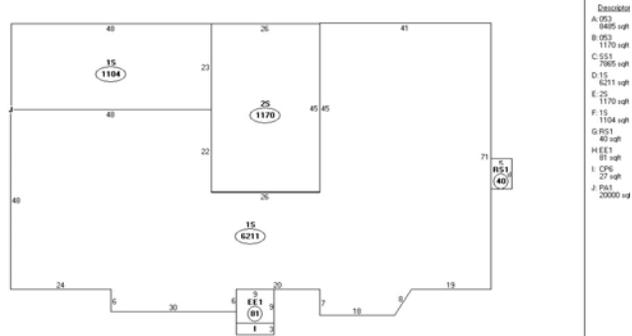
### Valuation

<b>Land:</b>	\$196,000
<b>Building:</b>	\$546,700
<b>Total:</b>	\$742,700
<b>Total Assessed Value:</b>	\$519,890

### Recent Sales

Book/Page	Date	Price
679/825	12/28/1998	\$320,000
1137/127	8/14/2014	\$1,100,000

### Building Sketch



### Sketch Legend

-----	Main Living Area	1SMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OFF	Open Frame Porch	EMP	Enclosed Msry Porch	SOP	Screen Open Frame Prch
EFP	Enclosed Frame Porch	MUB	Masonry Utility	SMP	Screen Open Msry Prch
FUB	Frame Utility Building	MB	Masonry Bay	CPAT	Concrete Patio
FB	Frame Bay	MOH	Masonry Overhang	B	Basement
FG	Frame Garage	.SMA	1/2 Story Masonry		
FOH	Frame Overhang	MP	Masonry Patio		
.SFR	1/2 Story Frame	WD	Wood Deck		
A(U)	Attic (Unfinished)	CPY	Canopy		
A(F)	Attic (Finished)				

### Exterior/Interior Information

Levels	Use Type	Ext. Walls	Const. Type	Heating	A/C	Condition
01 - 01	OFFICE BUILDING	FRAME	WOOD JOIST	HOT AIR	CENTRAL	NORMAL
02 - 02	OFFICE BUILDING	FRAME	WOOD JOIST	HOT AIR	NONE	NORMAL



Disclaimer:  
 The geographic and topographic information depicted on this map was compiled by The GeoBorne Map Company based on an aerial flight performed in April 2009. The parcel and property line information depicted on this map has been compiled from recorded deeds, maps, subdivision records, and other sources of information in the Town of Groton. The intent of this map is to depict a graphical representation of real property information relative to the plan sheet it refers to for the Town of Groton and is subject to change as it more accurately may disclose. The Town of Groton and the mapping companies assume no legal responsibility for the information contained in this data.  
 THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.

Horizontal Datum:  
 Geocentric State Plane Coordinates, North American Datum of 1983 (NAD83 Feet)  
 Vertical Datum:  
 North American Vertical Datum of 1988 (NAVD88)

## Town of Groton 1041 POQUONNOCK RD



Date: 11/17/2015