



# 3 OFFICE / RETAIL UNITS FOR LEASE

**Pequot Commercial**



255 Route 12, Groton

**FOR LEASE**  
**\$18/sf NN\***

\* See Attached

**Judy Walsh**

**Pequot Commercial**

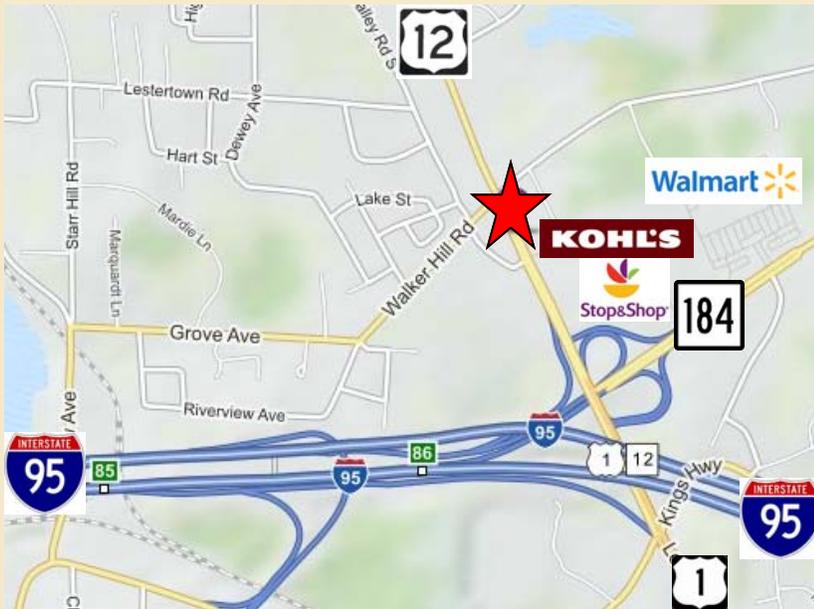
1020 Hartford Tpk.  
Waterford, CT 06385

860-447-9570 x153

860-444-6661 Fax

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

- ▶ Units available on the 1st floor:  
- 1,200sf 1,200sf 1,900sf
- ▶ Highly visible; 26,000 daily average traffic
- ▶ 60+ Parking spaces
- ▶ Road frontage 387'
- ▶ Handicap Accessible
- ▶ A/C and Propane heat
- ▶ Public Water / Sewer



## PERMITTED USES:

- Office
- Retail
- Banking
- Beauty & Barber services
- Day spa
- Art gallery
- Club or Lodge
- Shoe repair, Tailoring
- Schools
- Medical-Dental labs + Outpatient Clinics
- Auto parts + supplies
- Office + equipment and supplies
- Bakery
- Camera & Photo supplies
- Florist
- Jewelry store...

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
<b>Total Population</b>	51,047	87,050	157,959
<b>Total Households</b>	19,030	34,067	62,356
<b>Household Income \$0—\$30,000</b>	27.74%	22.18%	18.90%
<b>\$30,001-\$60,000</b>	31.89%	28.20%	25.67%
<b>\$60,001-\$100,000</b>	24.54%	24.95%	25.75%
<b>\$100,001+</b>	15.84%	24.67%	29.69%

**Units #1, bldg #1; SUITE DETAILS:** (typical 1st floor unit)

**Area:** ~1200 sf. Size: 20' x 60';

open with separate bathroom. *The existing wall separating a front open area from a back open area is non-load bearing and can be removed.*

**Rent:** \$1800/month NN

- ▭ The rent is \$1800/month. In addition the tenant will be charged on a monthly basis, their pro-rata share of the building's insurance and taxes. Utilities are separately metered and/or billed. There is no CAM (common area maintenance charge) for complex lights, cleaning, etc.

The total monthly payment is therefore: \$1800 (rent) + ~\$275 (pro-rata share of building taxes & insurance) = ~\$2750/month

**Utilities:** public water and sewer; 100 amp electrical service; heat & AC by roof-top HVAC. System: (heat fuel is propane).

- ▭ All utilities are individually metered, except trash collection, which is divided equally among tenants. The propane, water, sewer use fees and electric is paid directly to the utility companies, while the trash, to me directly as part of the rent because of the way the Town/Utility Company bill (these can be included as part of the rent, or by separate check either to me or the Town, whichever is easier for your accounting system).

While these are billed according to metered use, unless you use an exceptionally amount of water (like the beauty parlor), your monthly charges for these utilities will be pretty stable and based upon minimum fees charged by the Town/Utilities. (haven't changed in about 3 years). These fees for those utilities whose bill has to be paid to me directly each month are the following: trash: \$26/mo; (any tenant's use which produces a charge greater than these minimums will be billed as an additional charge.

Estimate billings for water and sewer use are a minimum use payment of: water: \$18/mo; sewer use: \$28/mo; heat/AC will vary per tenant but will average for the year of ~\$125/mo

**Other:**

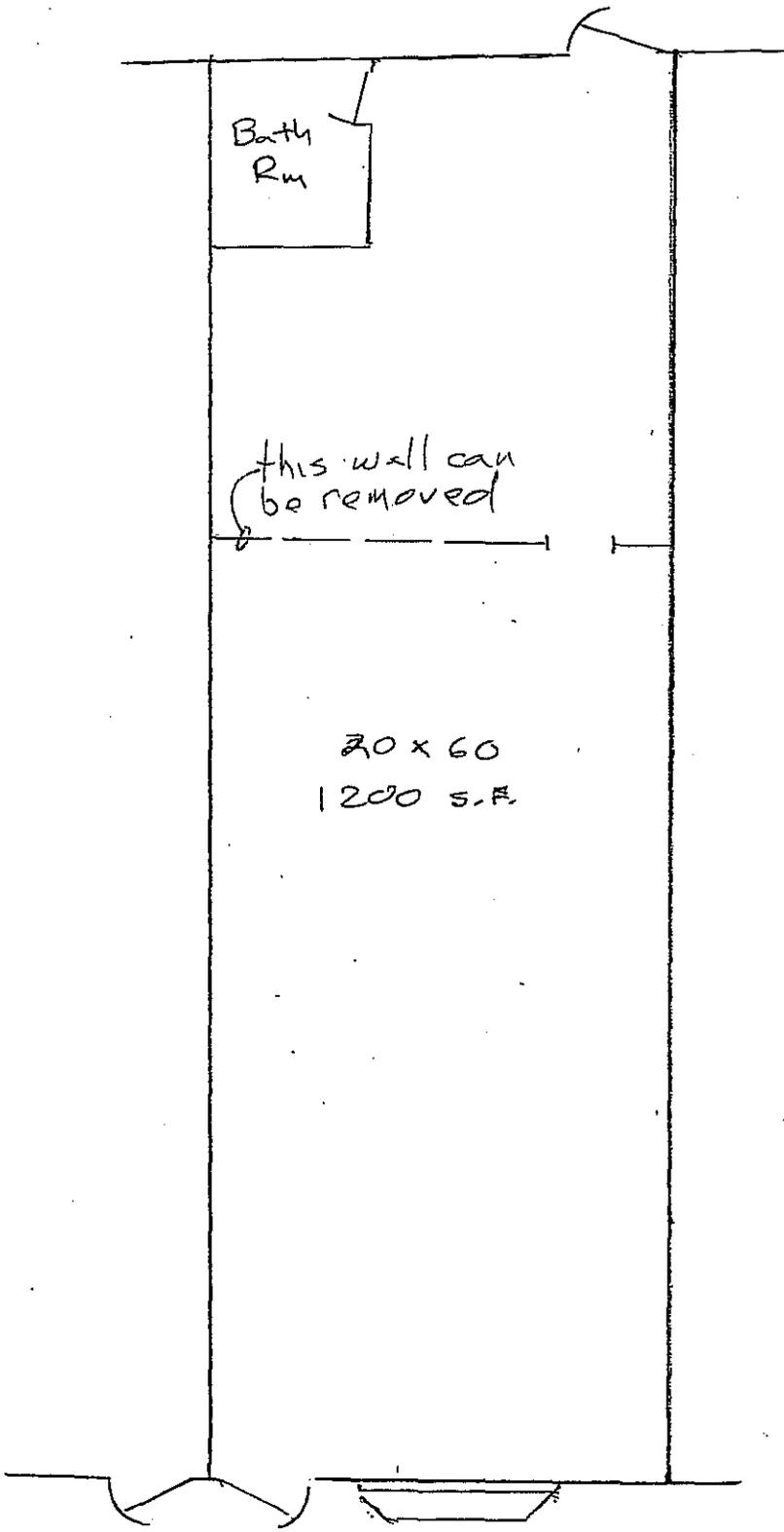
1. I give each tenant one free month of rent in the beginning, so that they can get their phone lines in, office setup etc.
2. There is no CAM (Common Area Maintenance) charge. However, all share in the cost of snow removal and lawn cutting.
3. Snow removal is pro-rated based upon actual cost and is ~\$275/year.
4. Lawn care is pro-rated based upon actual cost and is ~\$150/year.
5. All tenant leases are exactly the same; no substitutions will be considered.
6. All build-out is responsibility of the tenant. All work to be done by licensed and insured tradesmen, subject to approval of landlord. Any electrical, HVAC repairs, or plumbing to be done by landlords approved contractors.
7. The main sign will be the same design as what's shown for other tenants. The tenant will pay his cost of lighting and maintenance for signs.
8. First & last months rent is due at signing of lease. \$2200 security deposit required at signing.

**Units #1, bldg #1; SUITE DETAILS:** (typical 1st floor unit)

**Building Construction/Site Layout/Misc Notes:**

- ↪ All walls and ceiling have 3 hour fire rated separation. (you won't lose your business due to fire)
- ↪ All walls and ceiling have 12" insulation (check lack of sound from highway)  
*Note:* the average propane use appears to be ~20,000 cf/year for the retail units. Of course, everyone's use will vary due to their business, but at today's cost of \$.075/cf, that works out to only about \$1500/yr (\$125/mo). During the extreme cold of January & February of 2015, the average heating bill only rose to ~\$250/mo.
- ↪ HVAC unit is brand new (Unit #3)
- ↪ Units have being totally rehabilitated, with new ceiling, wiring, plumbing, floor tiling
- ↪ new roof was installed 1 years ago
- ↪ site layout provides two exits at traffic lights (no trying to cross/enter onto Route 12) & plenty of parking.
- ↪ stable tenant base; three business have been here since the beginning (25 years ago), the rest have been here 8-10 years.
- ↪ landlord is on-site. Don't have to talk to some answering machine in New York!

Unit #:



Front of Bldg  
 $\frac{1}{8}'' = 1' - 0''$

**Units #3, bldg #1; SUITE DETAILS:** (typical 1st floor unit)

**Area:** ~1200 sf. Size: 20' x 60';  
open with separate bathroom

**Rent:** \$1800/month NN

- The rent is \$1800/month. In addition the tenant will be charged on a monthly basis, their pro-rata share of the building's insurance and taxes. Utilities are separately metered and/or billed. There is no CAM (common area maintenance charge) for complex lights, cleaning, etc.

The total monthly payment is therefore: \$1800 (rent) + ~\$275 (pro-rata share of building taxes & insurance) = ~\$2075/month

**Utilities:** public water and sewer; 100 amp electrical service; heat & AC by roof-top HVAC.  
System: (heat fuel is propane).

- All utilities are individually metered, except trash collection, which is divided equally among tenants. The propane, water, sewer use fees and electric is paid directly to the utility companies, while the trash, to me directly as part of the rent because of the way the Town/Utility Company bill (these can be included as part of the rent, or by separate check either to me or the Town, whichever is easier for your accounting system).

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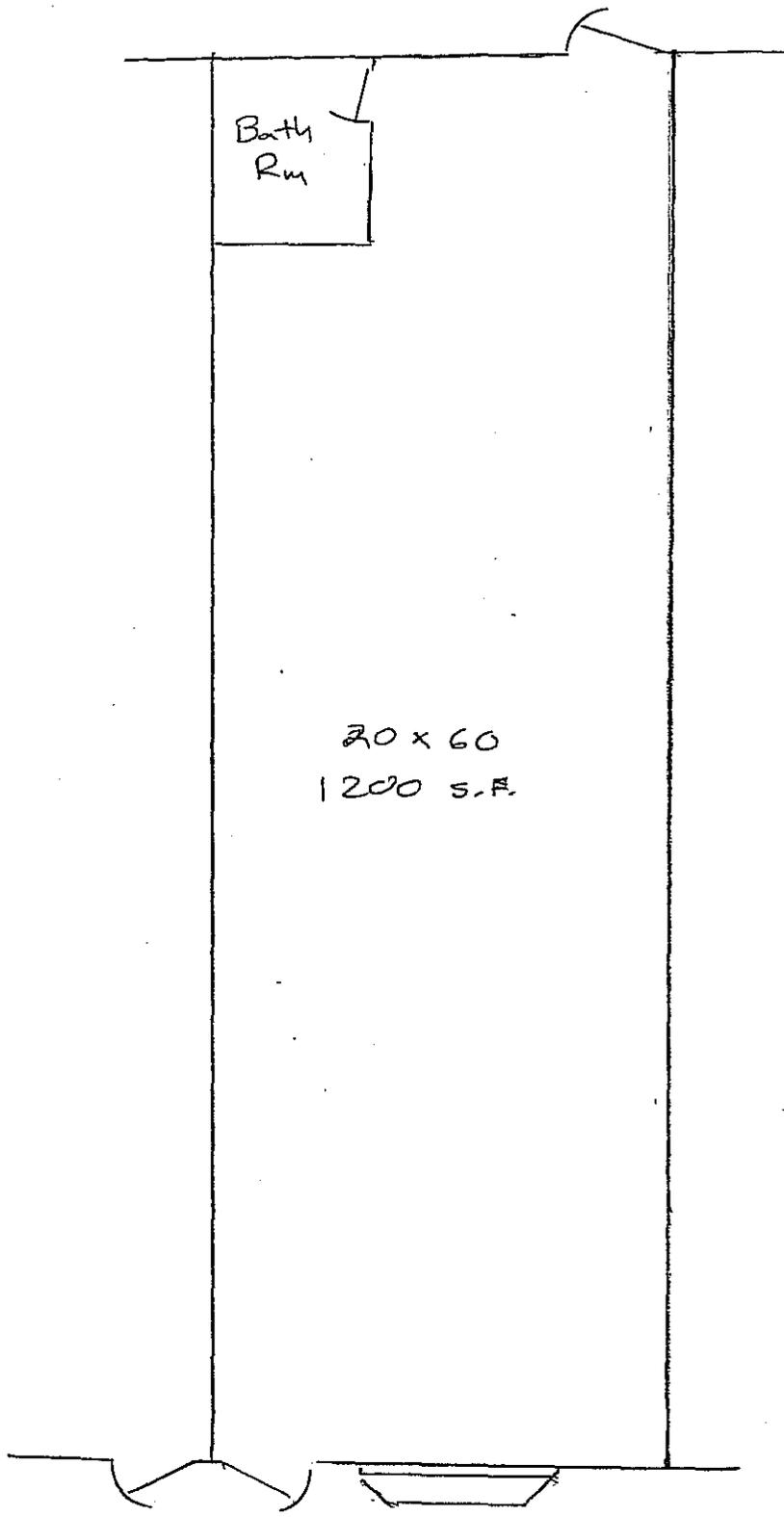
**Other:**

1. I give each tenant one free month of rent in the beginning, so that they can get their phone lines in, office setup etc.
2. There is no CAM (Common Area Maintenance) charge. However, all share in the cost of snow removal and lawn cutting.
3. Snow removal is pro-rated based upon actual cost and is ~\$275/year.
4. Lawn care is pro-rated based upon actual cost and is ~\$150/year.
5. All tenant leases are exactly the same; no substitutions will be considered.
6. All build-out is responsibility of the tenant. All work to be done by licensed and insured tradesmen, subject to approval of landlord. Any electrical, HVAC repairs, or plumbing to be done by landlords approved contractors.
7. The main sign will be the same design as what's shown for other tenants. The tenant will pay his cost of lighting and maintenance for signs.
8. First & last months rent is due at signing of lease. \$2200 security deposit required at signing.

**Building Construction/Site Layout/Misc Notes:**

- ⌞ All walls and ceiling have 3 hour fire rated separation. (you won't lose your business due to fire)
- ⌞ All walls and ceiling have 12" insulation (check lack of sound from highway)  
*Note:* the average propane use appears to be ~20,000 cf/year for the retail units. Of course, everyone's use will vary due to their business, but at today's cost of \$.075/cf, that works out to only about \$1500/yr (\$125/mo). During the extreme cold of January & February of 2015, the average heating bill only rose to ~\$250/mo.
- ⌞ HVAC unit is brand new (Unit #3)
- ⌞ Units have being totally rehabilitated, with new ceiling, wiring, plumbing, floor tiling
- ⌞ new roof was installed 1 years ago
- ⌞ site layout provides two exits at traffic lights (no trying to cross/enter onto Route 12) & plenty of parking.
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- ⌞ landlord is on-site. Don't have to talk to some answering machine in New York!

Unit #3



Front of Bldg  
 $\frac{1}{8}'' = 1'-0''$

## **Units #32 & 33, bldg #2; SUITE DETAILS:**

**Area:** ~1900 sf. Size: see layout sketch;  
open space, offices, storage closet, kitchen area, with separate bathroom

**Rent:** \$2700/month NN

- ▭ The rent is \$2700/month. In addition the tenant will be charged on a monthly basis, their pro-rata share of the building's insurance and taxes. Utilities are separately metered and/or billed. There is no CAM (common area maintenance charge) for complex lights, cleaning, etc.

The total monthly payment is therefore: \$2700 (rent) + ~\$425 (pro-rata share of building taxes & insurance) = \$3125/month

**Utilities:** public water and sewer; 100 amp electrical service; heat & AC by roof-top HVAC.  
System: (heat fuel is propane).

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Estimate billings for water and sewer use (paid to the utility company) are a minimum use payment of: water: \$18/mo; sewer use: \$28/mo; heat/AC will vary per tenant but will average for the year of ~\$125/mo

### **Other:**

1. I give each tenant one free month of rent in the beginning, so that they can get their phone lines in, office setup etc.
2. There is no CAM (Common Area Maintenance) charge. However, all share in the cost of snow removal and lawn cutting.
3. Snow removal is pro-rated based upon actual cost and is ~\$425/year for these units.
4. Lawn care is pro-rated based upon actual cost and is ~\$225/year. For these units.
5. All tenant leases are exactly the same; no substitutions will be considered.
6. All build-out is responsibility of the tenant. All work to be done by licensed and insured tradesmen, subject to approval of landlord. Any electrical, HVAC repairs, or plumbing to be done by landlords approved contractors.
7. The main sign will be the same design as what's shown for other tenants. The tenant will pay his cost of lighting and maintenance for signs.
8. First & last months rent is due at signing of lease. \$2200 security deposit required at signing.

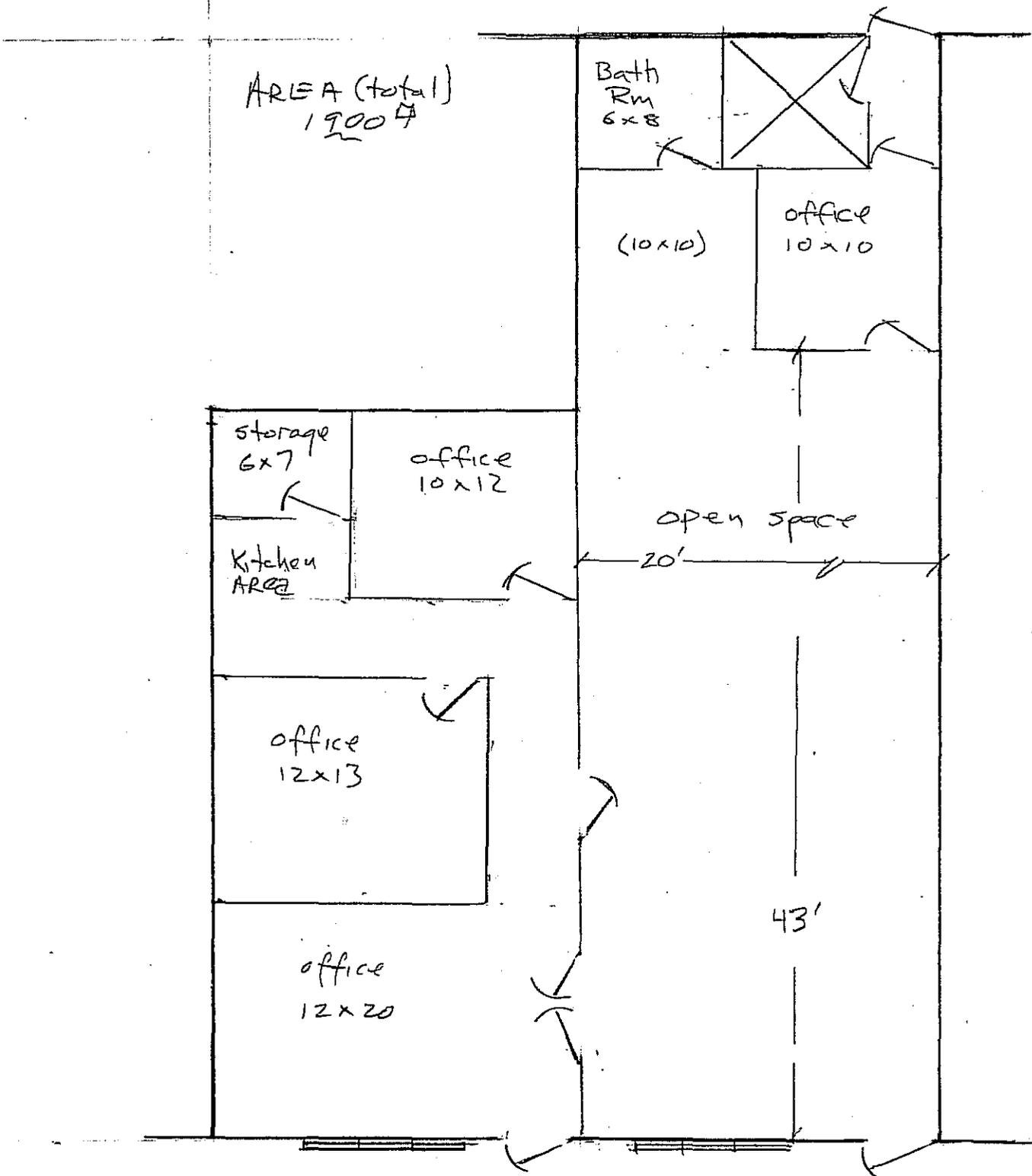
## **Units #32 & 33, bldg #2; SUITE DETAILS:**

### Building Construction/Site Layout/Misc Notes:

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SCALE: 1/8" = 1'-0"

Unit #33



Front of Bldg

# Commercial Property Card

Print Date: 11/17/2015

## Card 1 of 1

Account	Location	Zoning	Deed Book/Page	Acres
168911653954	255 ROUTE 12	CA-12	406/687	1.47
District	Use Code			
WEST PLEASANT VALLEY	SMALL RETAIL AND SERVICE STORES			

### Current Owner

CHIAPPERINI CO INC  
150 LIBRARY ST  
MYSTIC CT 06355

### Property Picture



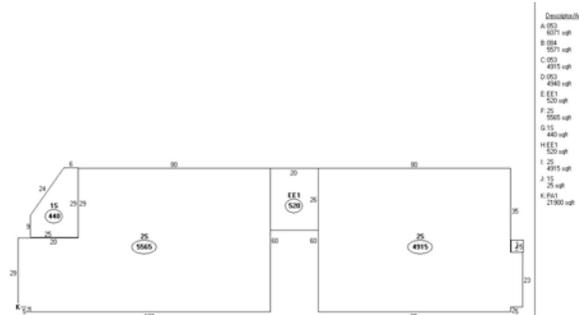
### Building Information

<b>Building No:</b>	1
<b>Year Built:</b>	1987
<b>No of Units:</b>	8
<b>Structure Type:</b>	RETAIL - MULTI OCCUPANCY
<b>Building Total Area:</b>	21425 sqft.
<b>Grade:</b>	C+
<b>Identical Units:</b>	1

### Valuation

<b>Land:</b>	\$514,500
<b>Building:</b>	\$1,126,900
<b>Total:</b>	\$1,641,400
<b>Total Assessed Value:</b>	\$1,148,980

### Building Sketch



### Recent Sales

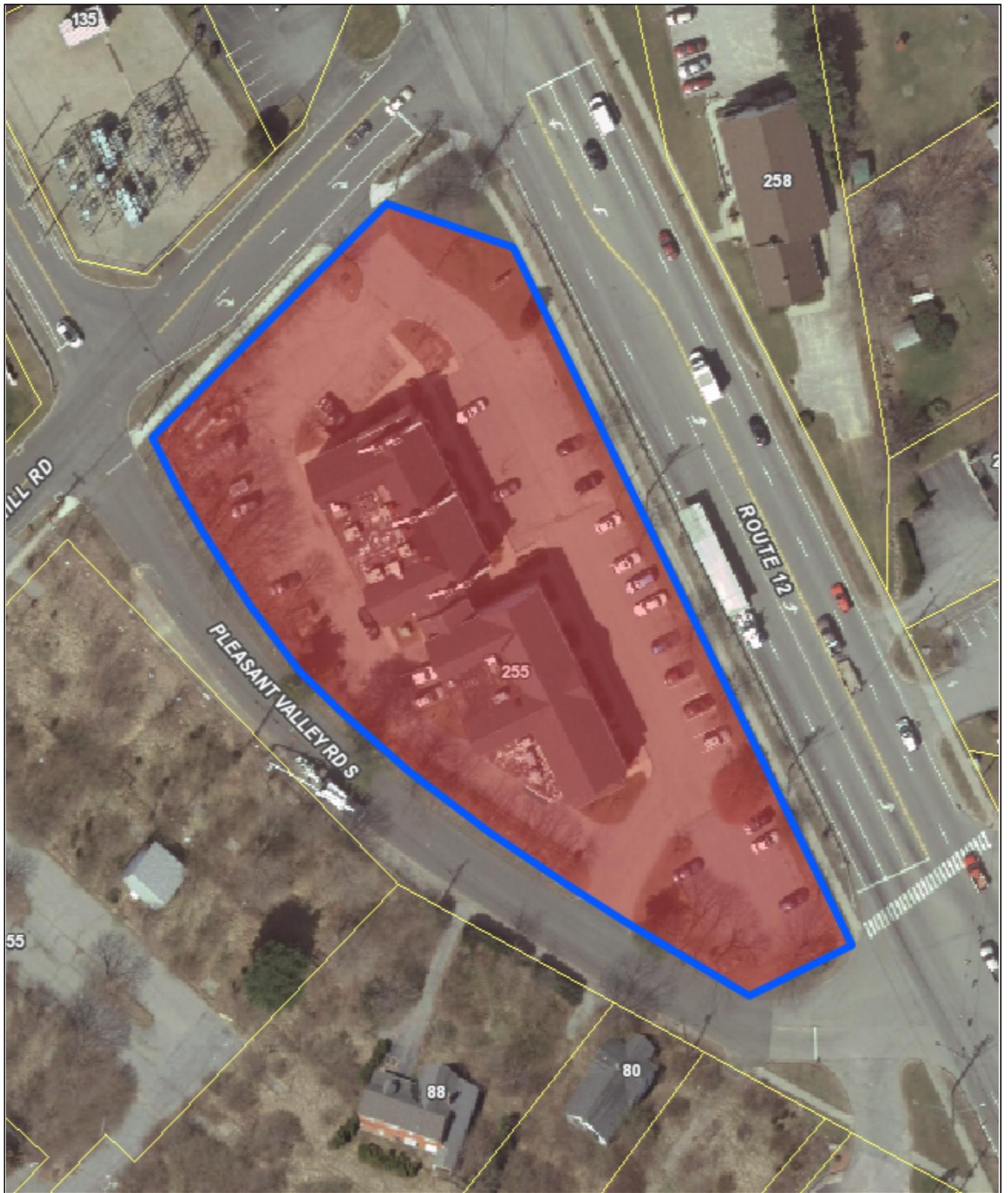
Book/Page	Date	Price

### Sketch Legend

---	Main Living Area	LSMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OPF	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		
.5FR	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	BANK/SAVINGS INSTITUTION	CONCRETE BLOCK	WOOD JOIST	HOT AIR	CENTRAL	NORMAL
02 - 02	SUPPORT AREA	FRAME	WOOD JOIST	NONE	NONE	NORMAL
01 - 01	RETAIL STORE	CONCRETE BLOCK	WOOD JOIST	HOT AIR	CENTRAL	NORMAL
02 - 02	MULTI-USE OFFICE	FRAME	WOOD JOIST	HOT AIR	CENTRAL	NORMAL
01 - 01	RETAIL STORE	CONCRETE BLOCK	WOOD JOIST	HOT AIR	CENTRAL	NORMAL



**Town of Groton  
255 ROUTE 12**



Date: 11/17/2015

**Disclaimer:**  
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 Horizontal Datum: NAD83  
 Vertical Datum: NAVD83