

**OFFICE SPACE FOR LEASE
1,000 SF**

**258 Route 12
Groton, CT**



FOR LEASE

\$1,000/mo. + Utilities
Plus 1/4 of trash
& plowing costs

- ◆ 1,000sf office space, 1st floor
- ◆ 26,000 Average Daily Traffic
- ◆ Less than 0.1 mile to I-95
- ◆ Next to Route 184, Groton Square Shopping Center
- ◆ Zone CA-12
- ◆ Groton Sub Base 1.6 miles



PEQUOT COMMERCIAL

Eastern Connecticut and Western Rhode Island's Preferred REALTORS

Judy Walsh

860-447-9570 x153 • jwalsh@pequotcommercial.com



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	8,776	51,047	87,050
Total Households	3,469	19,030	34,067
Household Income \$0—\$30,000	16.89%	27.74%	22.18%
\$30,001-\$60,000	28.85%	31.89%	28.20%
\$60,001-\$100,000	32.17%	24.74%	24.95%
\$100,001+	22.08%	15.84%	24.67%



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

Commercial Property Card

Print Date: 11/17/2015

Card 1 of 1

Account	Location	Zoning	Deed Book/Page	Acres
168911664182	258 ROUTE 12	CA-12	617/113	0.51
District	Use Code			
POQUONNOCK BRIDGE	GENERAL OFFICE BUILDINGS			

Current Owner

FALK MICHAEL J
13 LINDROS LANE
WATERFORD CT 06385

Property Picture



Building Information

Building No:	1
Year Built:	1932
No of Units:	3
Structure Type:	OFFICE BUILDING - LOW
Building Total Area:	7503 sqft.
Grade:	C
Identical Units:	1

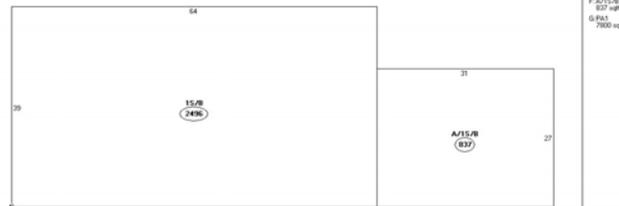
Valuation

Land:	\$203,000
Building:	\$394,800
Total:	\$597,800
Total Assessed Value:	\$418,460

Recent Sales

Book/Page	Date	Price
617/113	12/18/1995	\$0

Building Sketch



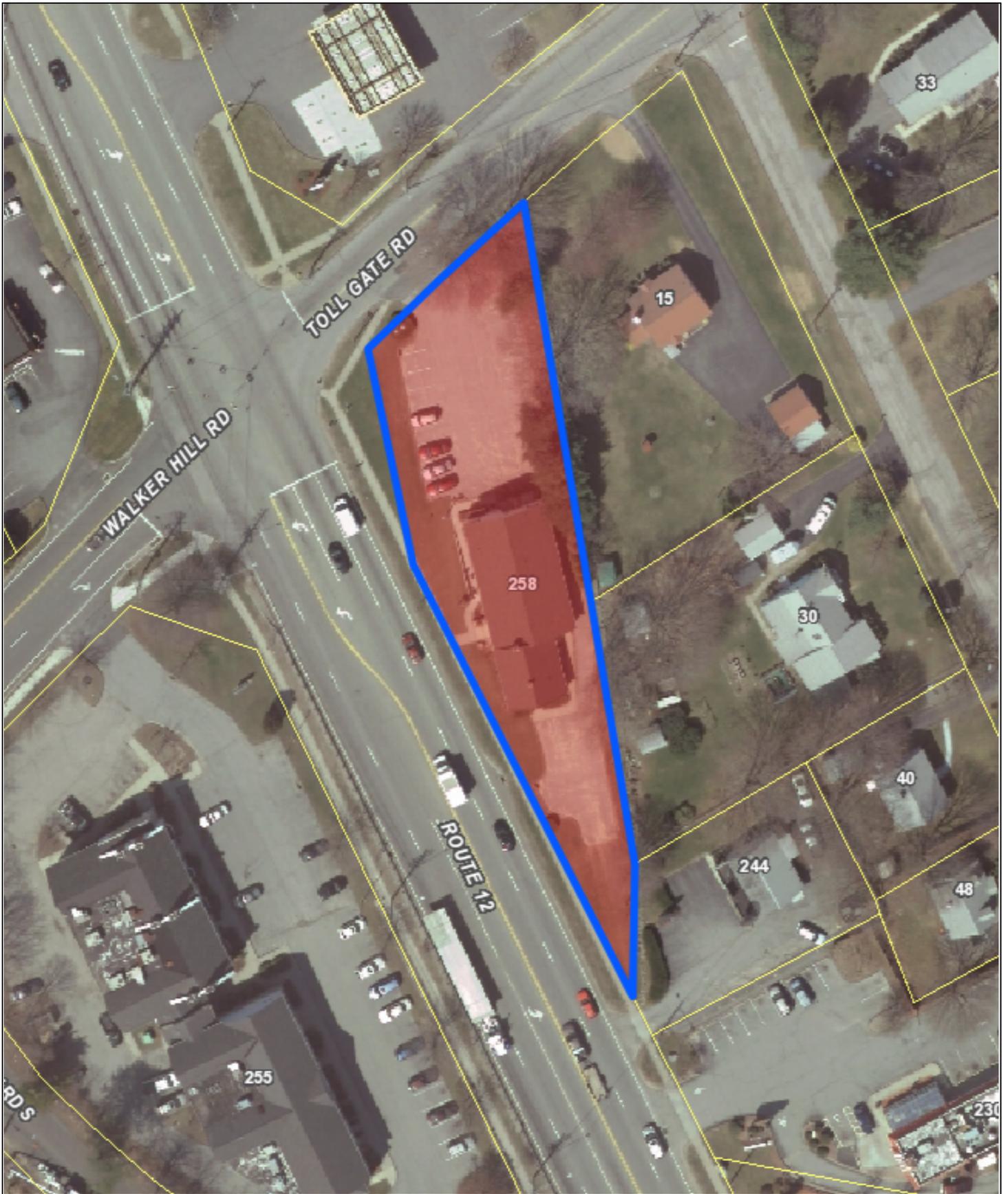
Classcode
A:006
B:007
C:008
D:009
E:010
F:011
G:012
H:013
I:014
J:015
K:016
L:017
M:018
N:019
O:020
P:021
Q:022
R:023
S:024
T:025
U:026
V:027
W:028
X:029
Y:030
Z:031
AA:032
AB:033
AC:034
AD:035
AE:036
AF:037
AG:038
AH:039
AI:040
AJ:041
AK:042
AL:043
AM:044
AN:045
AO:046
AP:047
AQ:048
AR:049
AS:050
AT:051
AU:052
AV:053
AW:054
AX:055
AY:056
AZ:057
BA:058
BB:059
BC:060
BD:061
BE:062
BF:063
BG:064
BH:065
BI:066
BJ:067
BK:068
BL:069
BM:070
BN:071
BO:072
BP:073
BQ:074
BR:075
BS:076
BT:077
BU:078
BV:079
BW:080
BX:081
BY:082
BZ:083
CA:084
CB:085
CC:086
CD:087
CE:088
CF:089
CG:090
CH:091
CI:092
CJ:093
CK:094
CL:095
CM:096
CN:097
CO:098
CP:099
CQ:100
CR:101
CS:102
CT:103
CU:104
CV:105
CW:106
CX:107
CY:108
CZ:109
DA:110
DB:111
DC:112
DD:113
DE:114
DF:115
DG:116
DH:117
DI:118
DJ:119
DK:120
DL:121
DM:122
DN:123
DO:124
DP:125
DQ:126
DR:127
DS:128
DT:129
DU:130
DV:131
DW:132
DX:133
DY:134
DZ:135
EA:136
EB:137
EC:138
ED:139
EE:140
EF:141
EG:142
EH:143
EI:144
EJ:145
EK:146
EL:147
EM:148
EN:149
EO:150
EP:151
EQ:152
ER:153
ES:154
ET:155
EU:156
EV:157
EW:158
EX:159
EY:160
EZ:161
FA:162
FB:163
FC:164
FD:165
FE:166
FF:167
FG:168
FH:169
FI:170
FJ:171
FK:172
FL:173
FM:174
FN:175
FO:176
FP:177
FQ:178
FR:179
FS:180
FT:181
FU:182
FV:183
FW:184
FX:185
FY:186
FZ:187
GA:188
GB:189
GC:190
GD:191
GE:192
GF:193
GG:194
GH:195
GI:196
GJ:197
GK:198
GL:199
GM:200
GN:201
GO:202
GP:203
GQ:204
GR:205
GS:206
GT:207
GU:208
GV:209
GW:210
GX:211
GY:212
GZ:213
HA:214
HB:215
HC:216
HD:217
HE:218
HF:219
HG:220
HH:221
HI:222
HJ:223
HK:224
HL:225
HM:226
HN:227
HO:228
HP:229
HQ:230
HR:231
HS:232
HT:233
HU:234
HV:235
HW:236
HX:237
HY:238
HZ:239
IA:240
IB:241
IC:242
ID:243
IE:244
IF:245
IG:246
IH:247
II:248
IJ:249
IK:250
IL:251
IM:252
IN:253
IO:254
IP:255
IQ:256
IR:257
IS:258
IT:259
IU:260
IV:261
IW:262
IX:263
IY:264
IZ:265
JA:266
JB:267
JC:268
JD:269
JE:270
JF:271
JG:272
JH:273
JI:274
JJ:275
JK:276
JL:277
JM:278
JN:279
JO:280
JP:281
JQ:282
JR:283
JS:284
JT:285
JU:286
JV:287
JW:288
JX:289
JY:290
JZ:291
KA:292
KB:293
KC:294
KD:295
KE:296
KF:297
KG:298
KH:299
KI:300
KJ:301
KK:302
KL:303
KM:304
KN:305
KO:306
KP:307
KQ:308
KR:309
KS:310
KT:311
KU:312
KV:313
KW:314
KX:315
KY:316
KZ:317
LA:318
LB:319
LC:320
LD:321
LE:322
LF:323
LG:324
LH:325
LI:326
LJ:327
LK:328
LL:329
LM:330
LN:331
LO:332
LP:333
LQ:334
LR:335
LS:336
LT:337
LU:338
LV:339
LW:340
LX:341
LY:342
LZ:343
MA:344
MB:345
MC:346
MD:347
ME:348
MF:349
MG:350
MH:351
MI:352
MJ:353
MK:354
ML:355
MM:356
MN:357
MO:358
MP:359
MQ:360
MR:361
MS:362
MT:363
MU:364
MV:365
MW:366
MX:367
MY:368
MZ:369
NA:370
NB:371
NC:372
ND:373
NE:374
NF:375
NG:376
NH:377
NI:378
NJ:379
NK:380
NL:381
NM:382
NN:383
NO:384
NP:385
NQ:386
NR:387
NS:388
NT:389
NU:390
NV:391
NW:392
NX:393
NY:394
NZ:395
OA:396
OB:397
OC:398
OD:399
OE:400
OF:401
OG:402
OH:403
OI:404
OJ:405
OK:406
OL:407
OM:408
ON:409
OO:410
OP:411
OQ:412
OR:413
OS:414
OT:415
OU:416
OV:417
OW:418
OX:419
OY:420
OZ:421
PA:422
PB:423
PC:424
PD:425
PE:426
PF:427
PG:428
PH:429
PI:430
PJ:431
PK:432
PL:433
PM:434
PN:435
PO:436
PP:437
PQ:438
PR:439
PS:440
PT:441
PU:442
PV:443
PW:444
PX:445
PY:446
PZ:447
QA:448
QB:449
QC:450
QD:451
QE:452
QF:453
QG:454
QH:455
QI:456
QJ:457
QK:458
QL:459
QM:460
QN:461
QO:462
QP:463
QQ:464
QR:465
QS:466
QT:467
QU:468
QV:469
QW:470
QX:471
QY:472
QZ:473
RA:474
RB:475
RC:476
RD:477
RE:478
RF:479
RG:480
RH:481
RI:482
RJ:483
RK:484
RL:485
RM:486
RN:487
RO:488
RP:489
RQ:490
RR:491
RS:492
RT:493
RU:494
RV:495
RW:496
RX:497
RY:498
RZ:499
SA:500
SB:501
SC:502
SD:503
SE:504
SF:505
SG:506
SH:507
SI:508
SJ:509
SK:510
SL:511
SM:512
SN:513
SO:514
SP:515
SQ:516
SR:517
SS:518
ST:519
SU:520
SV:521
SW:522
SX:523
SY:524
SZ:525
TA:526
TB:527
TC:528
TD:529
TE:530
TF:531
TG:532
TH:533
TI:534
TJ:535
TK:536
TL:537
TM:538
TN:539
TO:540
TP:541
TQ:542
TR:543
TS:544
TT:545
TU:546
TV:547
TW:548
TX:549
TY:550
TZ:551
UA:552
UB:553
UC:554
UD:555
UE:556
UF:557
UG:558
UH:559
UI:560
UJ:561
UK:562
UL:563
UM:564
UN:565
UO:566
UP:567
UQ:568
UR:569
US:570
UT:571
UU:572
UV:573
UW:574
UX:575
UY:576
UZ:577
VA:578
VB:579
VC:580
VD:581
VE:582
VF:583
VG:584
VH:585
VI:586
VJ:587
VK:588
VL:589
VM:590
VN:591
VO:592
VP:593
VQ:594
VR:595
VS:596
VT:597
VU:598
VV:599
VW:600
VX:601
VY:602
VZ:603
WA:604
WB:605
WC:606
WD:607
WE:608
WF:609
WG:610
WH:611
WI:612
WJ:613
WK:614
WL:615
WM:616
WN:617
WO:618
WP:619
WQ:620
WR:621
WS:622
WT:623
WU:624
WV:625
WW:626
WX:627
WY:628
WZ:629
XA:630
XB:631
XC:632
XD:633
XE:634
XF:635
XG:636
XH:637
XI:638
XJ:639
XK:640
XL:641
XM:642
XN:643
XO:644
XP:645
XQ:646
XR:647
XS:648
XT:649
XU:650
XV:651
XW:652
XX:653
XY:654
XZ:655
YA:656
YB:657
YC:658
YD:659
YE:660
YF:661
YG:662
YH:663
YI:664
YJ:665
YK:666
YL:667
YM:668
YN:669
YO:670
YP:671
YQ:672
YR:673
YS:674
YT:675
YU:676
YV:677
YW:678
YX:679
YZ:680
ZA:681
ZB:682
ZC:683
ZD:684
ZE:685
ZF:686
ZG:687
ZH:688
ZI:689
ZJ:690
ZK:691
ZL:692
ZM:693
ZN:694
ZO:695
ZP:696
ZQ:697
ZR:698
ZS:699
ZT:700
ZU:701
ZV:702
ZW:703
ZX:704
ZY:705
ZZ:706

Sketch Legend

----	Main Living Area	ISMA	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 Msrny 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
B1 - B1	SUPPORT AREA	N/A	WOOD JOIST	NONE	NONE	FAIR
O1 - 01	OFFICE BUILDING	FRAME	WOOD JOIST	HOT AIR	CENTRAL	NORMAL
B1 - B1	OFFICE BUILDING	FRAME	WOOD JOIST	HOT AIR	CENTRAL	FAIR
A1 - A1	SUPPORT AREA	FRAME	WOOD JOIST	NONE	NONE	FAIR



Disclaimer:
 The planimetric and topographic information depicted on this map was compiled by The Survey 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, assessment 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 planimetric data for the Town of Groton and is subject to change as a more accurate survey 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 258 ROUTE 12



Date: 11/17/2015