

FOR LEASE

Retail
Shopping Center
Medical Offices

Lighthouse Square
441 Long Hill Rd.
Groton, CT

\$12/SF
NNN



Retail Space:

5,600 SF +/-
Available

1,183 SF
Minimum Space

- ◆ Anchored by Walgreens and a popular family restaurant
- ◆ Can add lower level space with overhead doors



Norm Peck

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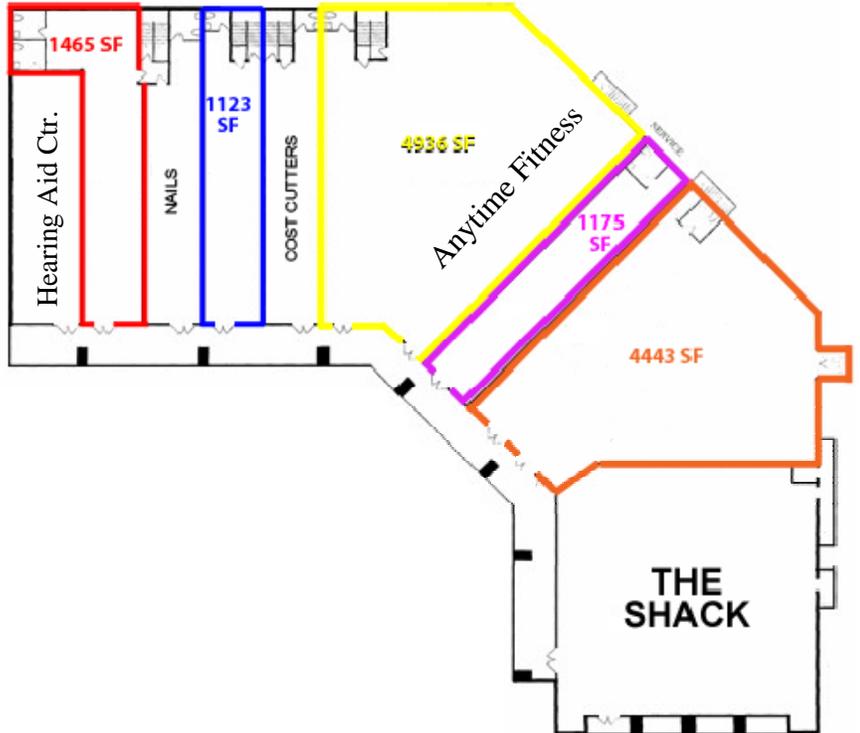
sbecker@pequotcommercial.com

860-447-9570

441 Long Hill Road, Groton, CT



- ◆ Additional ground level space can be added with overhead doors
- ◆ Traffic Count: 24,500
- ◆ Total parcel acreage: 3.92
- ◆ Zone: CA-12 Commercial
- ◆ Tenants at this location:
 - ⇒ Walgreens
 - ⇒ The Shack Restaurant
 - ⇒ LA Nails
 - ⇒ Community Hearing Aids



In close proximity to national retailers:

- ◆ 99 Restaurant
- ◆ Hampton Inn
- ◆ Applebee's
- ◆ Subway
- ◆ Burger King
- ◆ McDonald's
- ◆ D'Angelo's
- ◆ Pizza Hut
- ◆ Wendy's
- ◆ TJMaxx
- ◆ Good Year
- ◆ Dunkin Donuts
- ◆ Tim Horton

In close proximity to banks:

- ◆ Webster Bank
- ◆ Liberty Bank
- ◆ Bank of America
- ◆ Chelsea Groton Bank
- ◆ Charter Oak Credit Union
- ◆ Citizens Bank



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	7,373	51,845	84,574
Total Households	3,803	20,265	33,293
Total Daytime Population	8,358	59,473	84,536
Median Household Income	\$55,935	47,768	\$55,273

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 2

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Account 168920900692	Location 441 LONG HILL RD	Zoning CA-12	Deed Book/Page 1130/513	Acres 3.92
District POQUONNOCK BRIDGE	Use Code SHOPPING CENTERS/MALLS			

Current Owner

K GROTON LLC
342 N MAIN ST
W HARTFORD CT 06117

Property Picture



Building Information

Building No:	1
Year Built:	1975
No of Units:	12
Structure Type:	RETAIL - MULTI OCCUPANCY
Building Total Area:	28144 sqft.
Grade:	B
Identical Units:	1

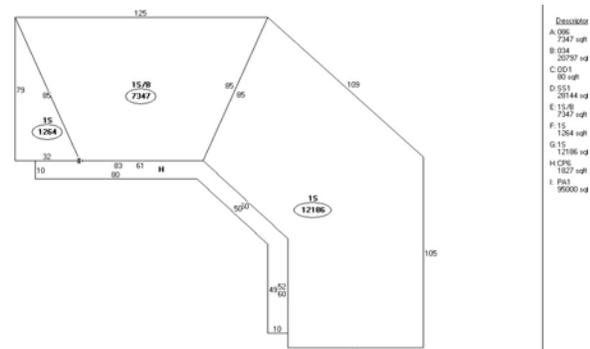
Valuation

Land:	\$928,800
Building:	\$6,587,200
Total:	\$7,516,000
Total Assessed Value:	\$5,261,200

Recent Sales

Book/Page	Date	Price
795/86	12/10/2002	\$1,850,000
1130/513	3/25/2014	\$5,150,000

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 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	
.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
B1 - B1	SUPPORT AREA	N/A	LIGHT STEEL	NONE	NONE	NORMAL
01 - 01	RETAIL STORE	FRAME	LIGHT STEEL	HOT AIR	CENTRAL	



Disclaimer:
 The geographic 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, a survey 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 related to the plan sheet. It is not to be used for the purpose of changing or 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 441 LONG HILL RD



Date: 11/17/2015