

4 BROADWAY AVE EXT MYSTIC (STONINGTON) CT



EAC Properties LLC as exclusive broker is proud to present 4 Broadway Avenue Extension. an impeccably maintained 8,831 SF Class B office building with Class A Operations in the Mystic/Groton (Stonington) market, offering 100% occupancy, strong in-place tenancy, recent 2024 renovations, and excellent curb appeal.

Positioned in the SE New London Submarket, which boasts a 2.5% vacancy rate and consistent rent growth, the property outperforms all peer benchmarks (peer vacancy: 33.9%) while achieving competitive \$23.10/SF gross asking rents. With modernized mechanicals, diverse professional tenants, and turn-key operations, this asset is a rare stabilized investment in a supply-constrained coastal market.

4 Broadway Avenue Extension represents a premier boutique office investment in the thriving, supply-constrained Mystic/Groton commercial corridor. The 8,831 SF, three-story, Class B office building, originally constructed in 1988 and modernized with substantial 2024 renovations, offers investors a stabilized, high-performing income stream with diverse mix of professional, medical, wellness, and creative tenants.

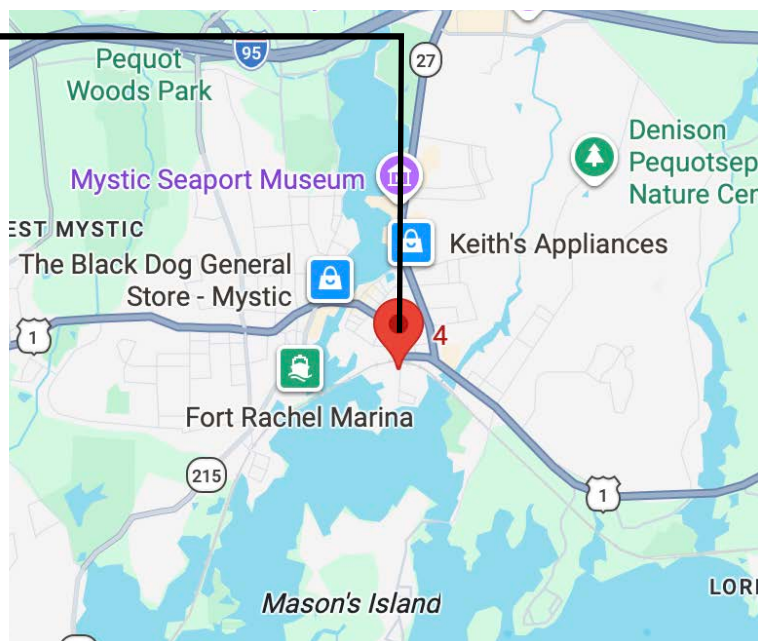
Its superior occupancy, modern upgrades, and diversified tenant mix position it as a low-volatility, high-stability office investment in one of Southeastern Connecticut's highest-performing submarkets.

AVAILABLE FOR SALE

- 8,831 SF 3 Story - Multi Tenant Office Building (2,250 SF floor plate) on .57 acres lot with 2.56/1,000 SF parking in M1 Zone
- \$132,600 GSI across 10 Tenants across professional services, wellness, medical, and creative industries
- Turn Key Condition Renovated 2024 / 23 on-site parking (2.56/1,000)
- Historical leasing at the property averages 1 month on market, outperforming peers with 22-month averages
- Minutes to Mystic Seaport, downtown, hospitality hubs, and major regional employment centers (Pfizer, Electric Boat, Coast Guard).
- 5 Minute walk to downtown Mystic / 1 minute walk to Metro North

DEMOGRAPHIC SUMMARY

Population	2 Mile	5 Mile
2024 Population	10,173	32,051
2029 Population	10,475	32,802
Pop Growth 2024-2029	3.0%	2.3%
2024 Average Age	51	48
Households		
2024 Households	4,585	14,479
2029 Households	4,731	14,838
Household Growth 2024-2029	3.2%	2.5%
Median Household Income	\$141,065	\$99,691
Average Household Size	2.1	2.1
Average HH Vehicles	2	2



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4 BROADWAY AVE EXT



Major Employers / Institutions

Mystic Aquarium
Mystic Seaport Museum
Hilton Mystic
Denison Pequotsepos Nature Center
Mystic Manor Rehabilitation & Nursing Center

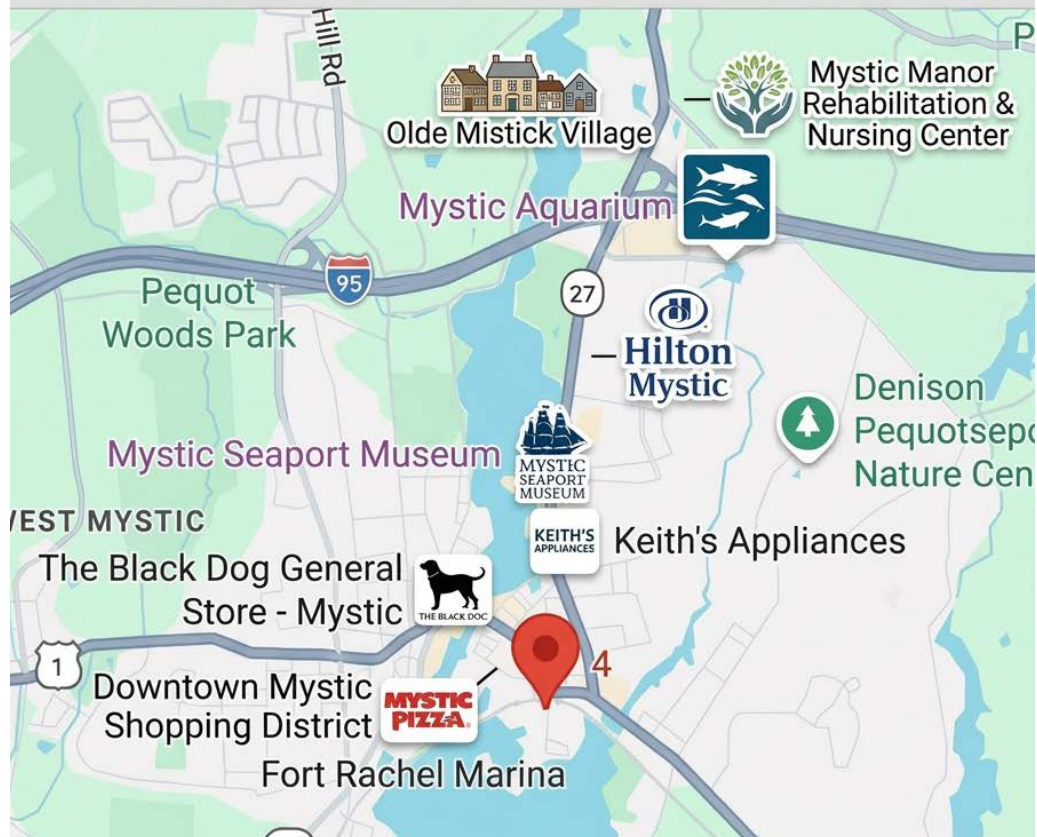
Retail / Dining / Attractions

Olde Mistick Village – Shopping & Dining
Downtown Mystic Shopping District
The Black Dog General Store – Mystic
Mystic Pizza
Keith's Appliances – Mystic
Version 2 – Single "Area Highlights" list

Area Highlights

Mystic Aquarium
Mystic Seaport Museum
Olde Mistick Village – Shopping & Dining
Downtown Mystic Shopping District
The Black Dog General Store – Mystic
Mystic Pizza
Hilton Mystic
Keith's Appliances – Mystic
Denison Pequotsepos Nature Center
Mystic Manor Rehabilitation & Nursing Center

MYSTIC AREA HIGHLIGHTS MAP - 4 BROADWAY AVE EXT



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