

71 WESTCOTT RD., DANIELSON (KILLINGLY), CT 3,300± SF Space, (Sub-Dividable) FOR LEASE



3,300 SF Space - GRADE LEVEL

\$12.25/SF NNN

NNN = \$4.60/SF

- ◆ Zone: General Commercial
- ◆ Between Route 12 & I-395
- ◆ 10' clear to bar joist
- ◆ Central HVAC
- ◆ Ample parking
Approximately 144 spaces total
- ◆ Next to Danielson Pharmacy
- ◆ Next to Community Health Resources

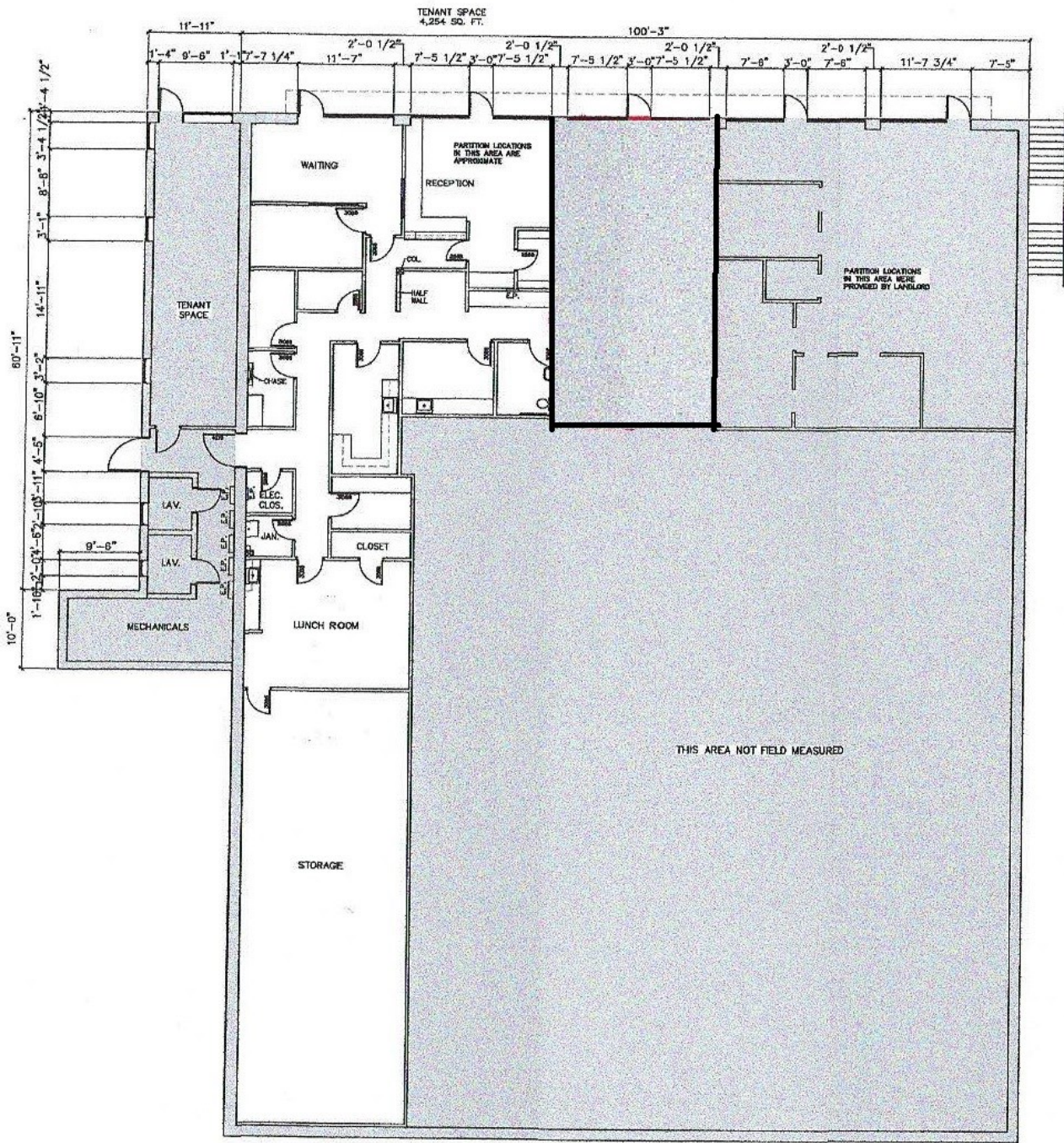
LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

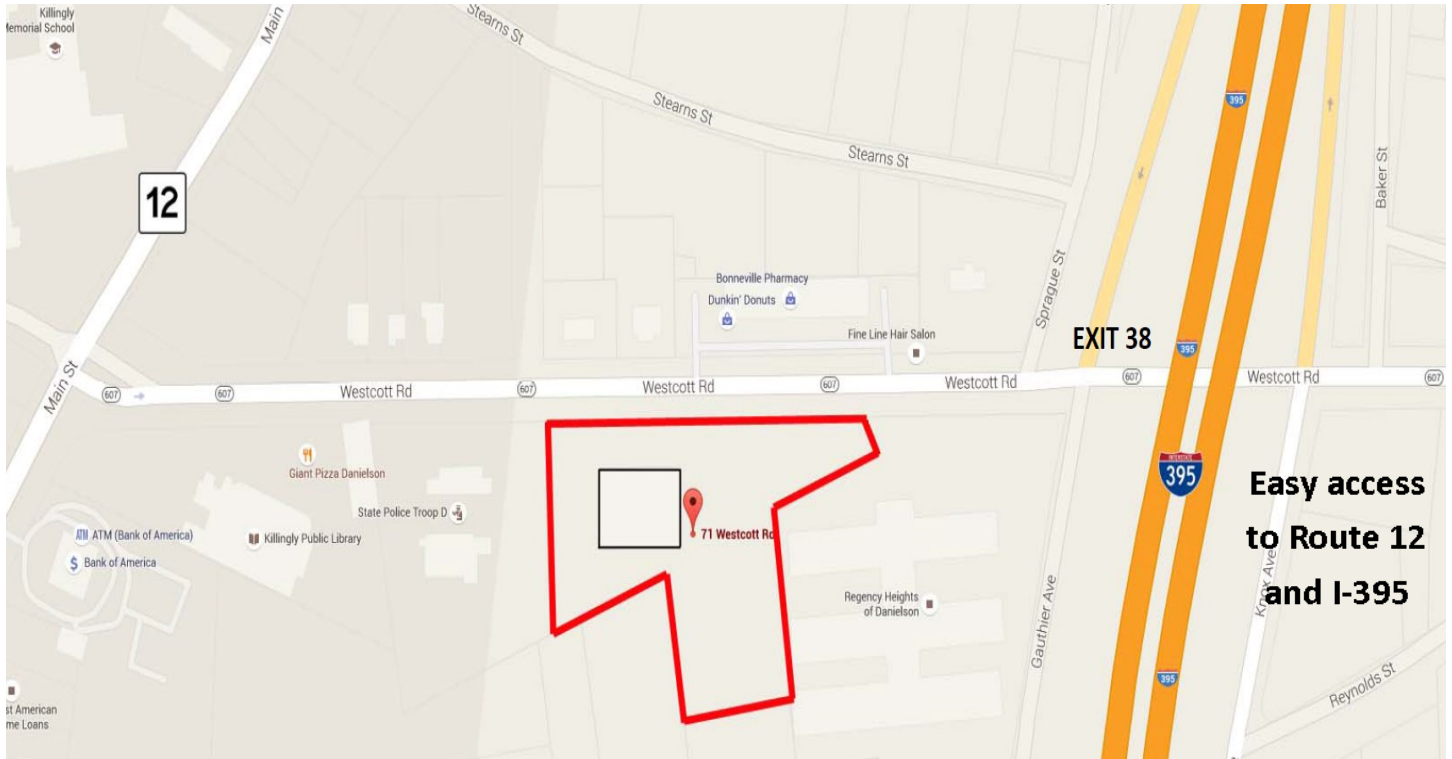
www.LymanRE.com

RON LYMAN

Main Office:
1160 Boston Post Rd.
Westbrook, CT 06498
Mailing Address:
73 Second Ave.
Westbrook, CT 06498
860-887-5000 Office
ronl@lymanre.com

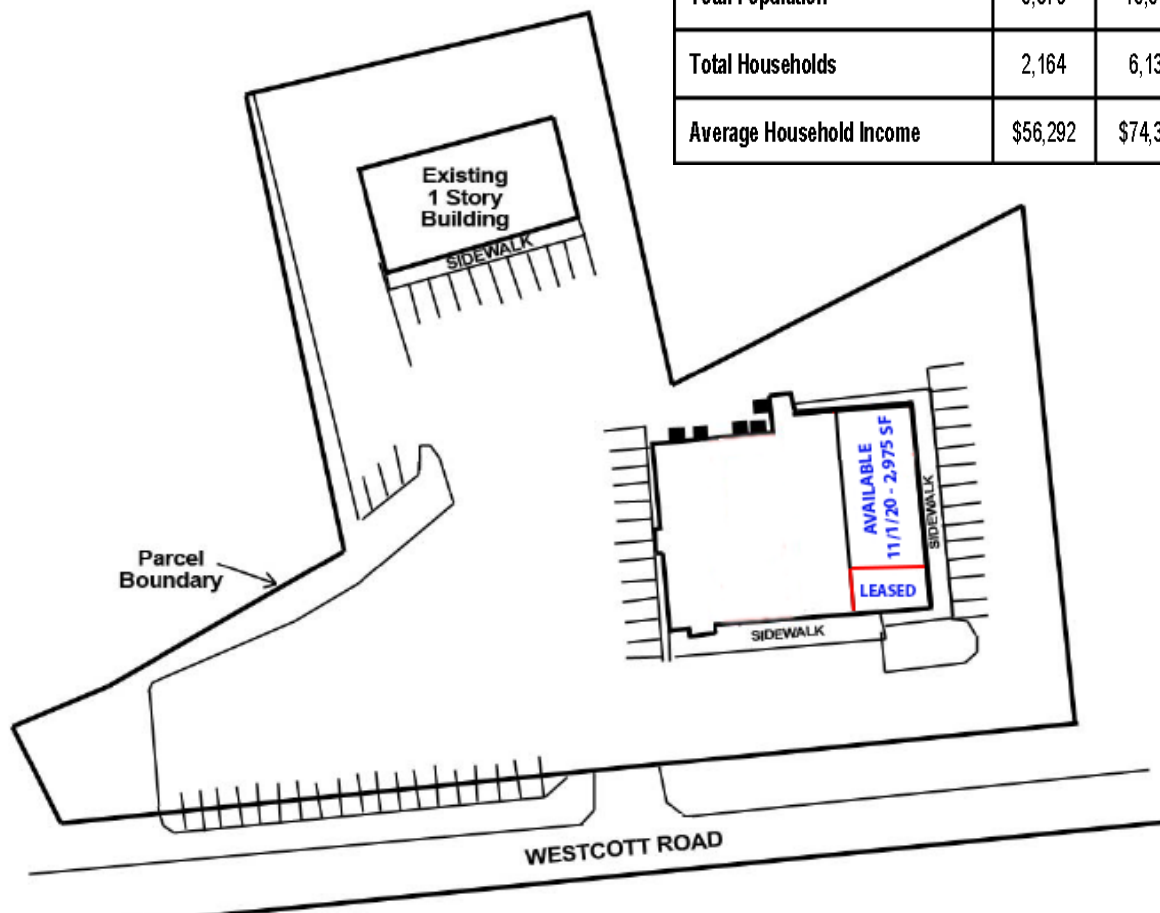


EXISTING LOWER LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"



**Easy access
to Route 12
and I-395**

Demographics	1 MILE	3 MILES	5 MILES
Total Population	5,376	15,547	26,414
Total Households	2,164	6,135	10,061
Average Household Income	\$56,292	\$74,306	\$81,405





All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.