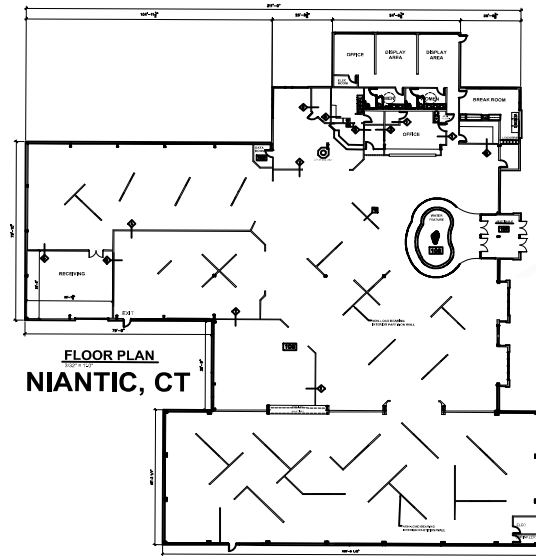
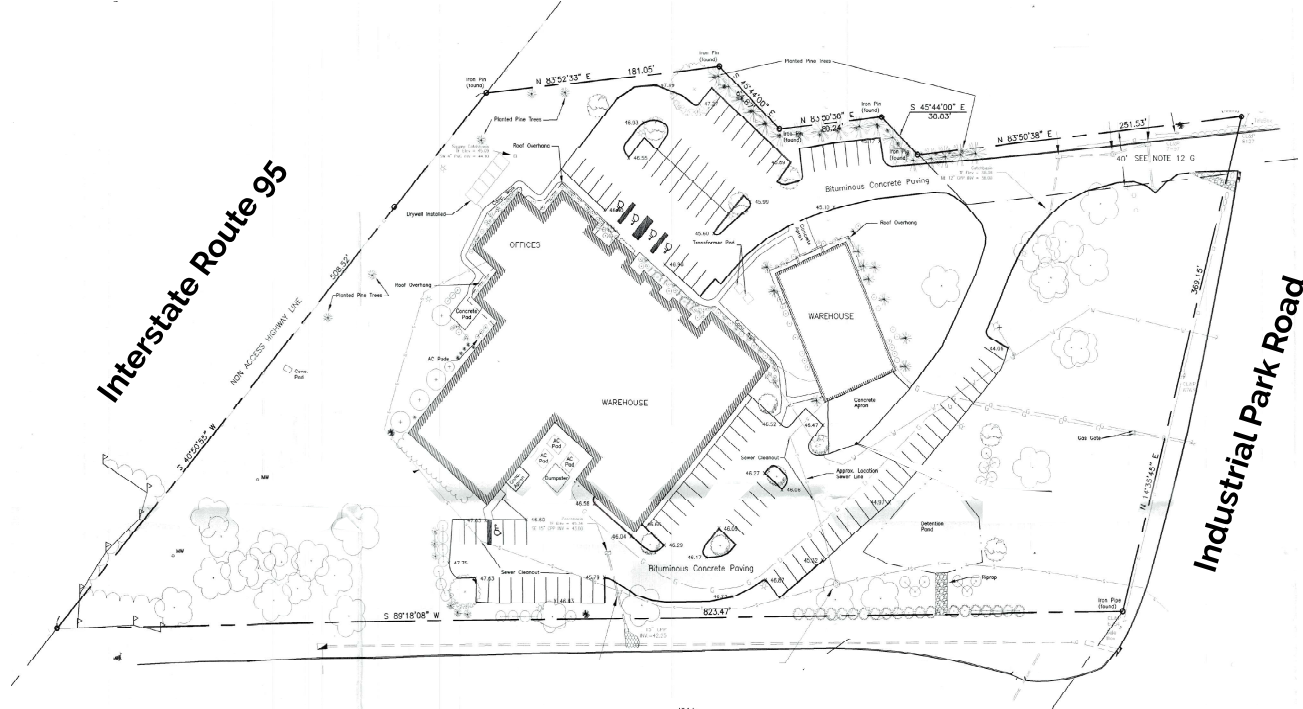
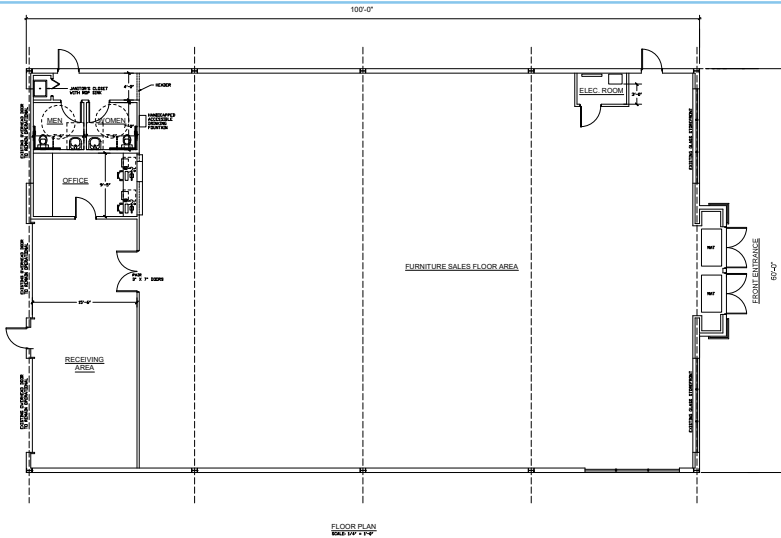


OVERALL SITE PLAN



BUILDING # 1:
FLOOR PLAN - 35,000 S.F.

BUILDING # 2:
FLOOR PLAN - 6,000 S.F.



NIANTIC, CONNECTICUT
FORMER BOB'S DISCOUNT FURNITURE
6,000 s.f. - 41,000 s.f. Available



Two buildings on 5.73 acres with highway visibility off I-95, Exit 74

Building # 1: One story - 35,000 s.f. with 24 ft ceilings
One 14' x 14' drive in/out door. Can be subdivided
IDEAL FOR PICKEBALL

Building # 2: One story - 6,000 s.f.
16 ft ceilings with three (3) overhead drive/out doors

LI Zone



Demographics	3 miles	5 miles	7 miles
Population	18,772	36,999	75,198
Households	7,921	15,858	31,707
Average HH Inc	\$113,302	\$110,820	\$97,612
Median Age	47.6	47.7	43.0



15 Industrial Park Rd, East Lyme, Niantic, CT



Aerial View



Demographics

	3 mi radius	5 mi radius	7 mi radius
Population	18,772	36,999	75,198
Households	7,921	15,858	31,707
Population Median Age	47.6	47.7	43.0
5 Yr Pop Growth (Total%)	-2.7%	-2.7%	-1.6%

5 Mile Information

17,859 Employees

\$86,730 Median HH Income

1,920 Businesses

Contact Information

Phone **914.576.7500**

WELCO REALTY, INC.