

43 PENNSYLVANIA AVENUE, NIAN TIC, CT



FOR LEASE: 1,500 SF - 3,000 SF

Great opportunity in quaint downtown Niantic with plentiful parking!

AREA RETAILERS:



DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Population	2,813	18,669	51,138
Number of Household	1,397	8,187	21,578
Avg. Household Income	\$117,407	\$130,006	\$120,750

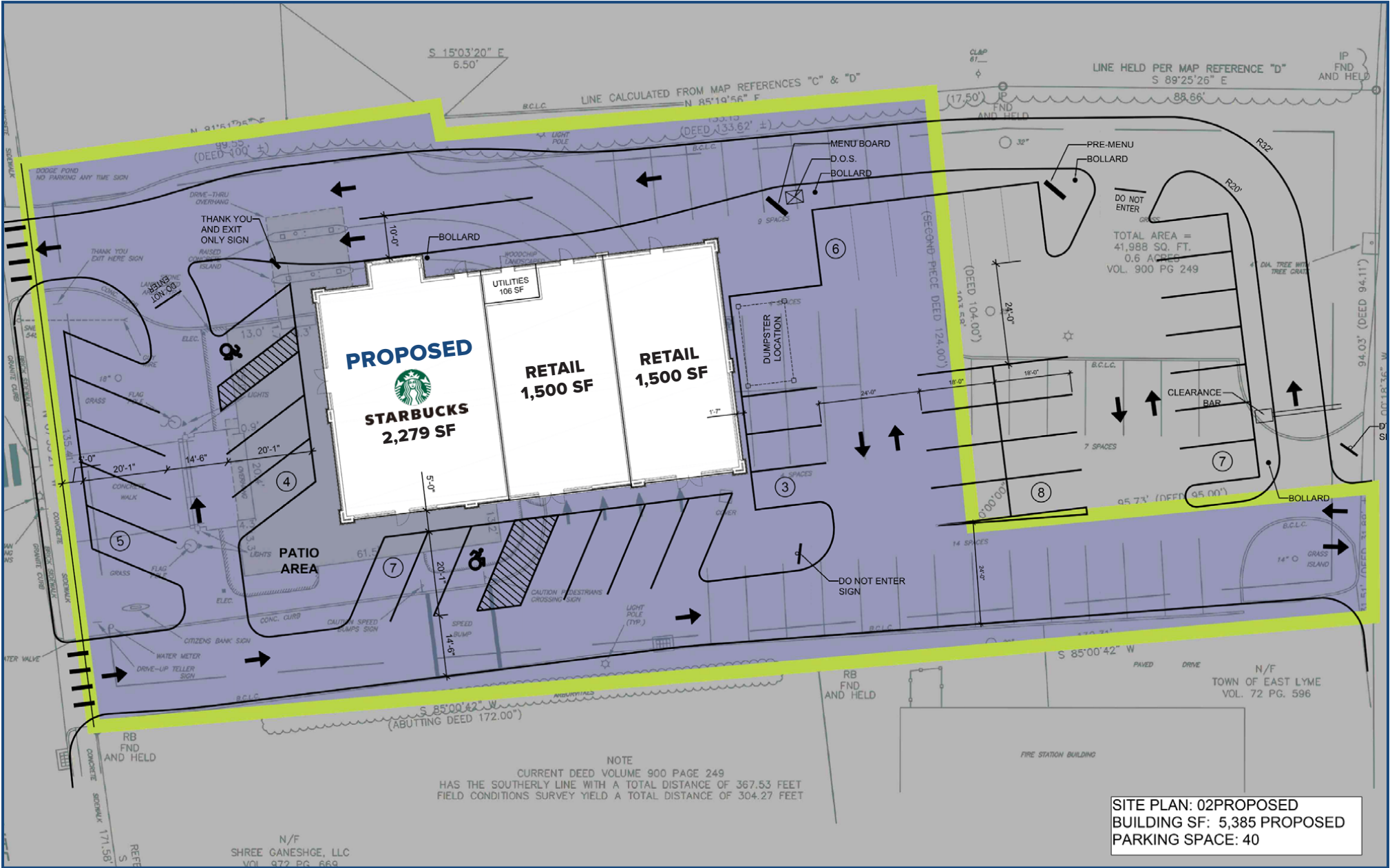
A TRUE EXCLUSIVE...
CALL FOR THE DETAILS!

AGENTS:
TYLER LYMAN
203.529.4639
tl@truecre.com

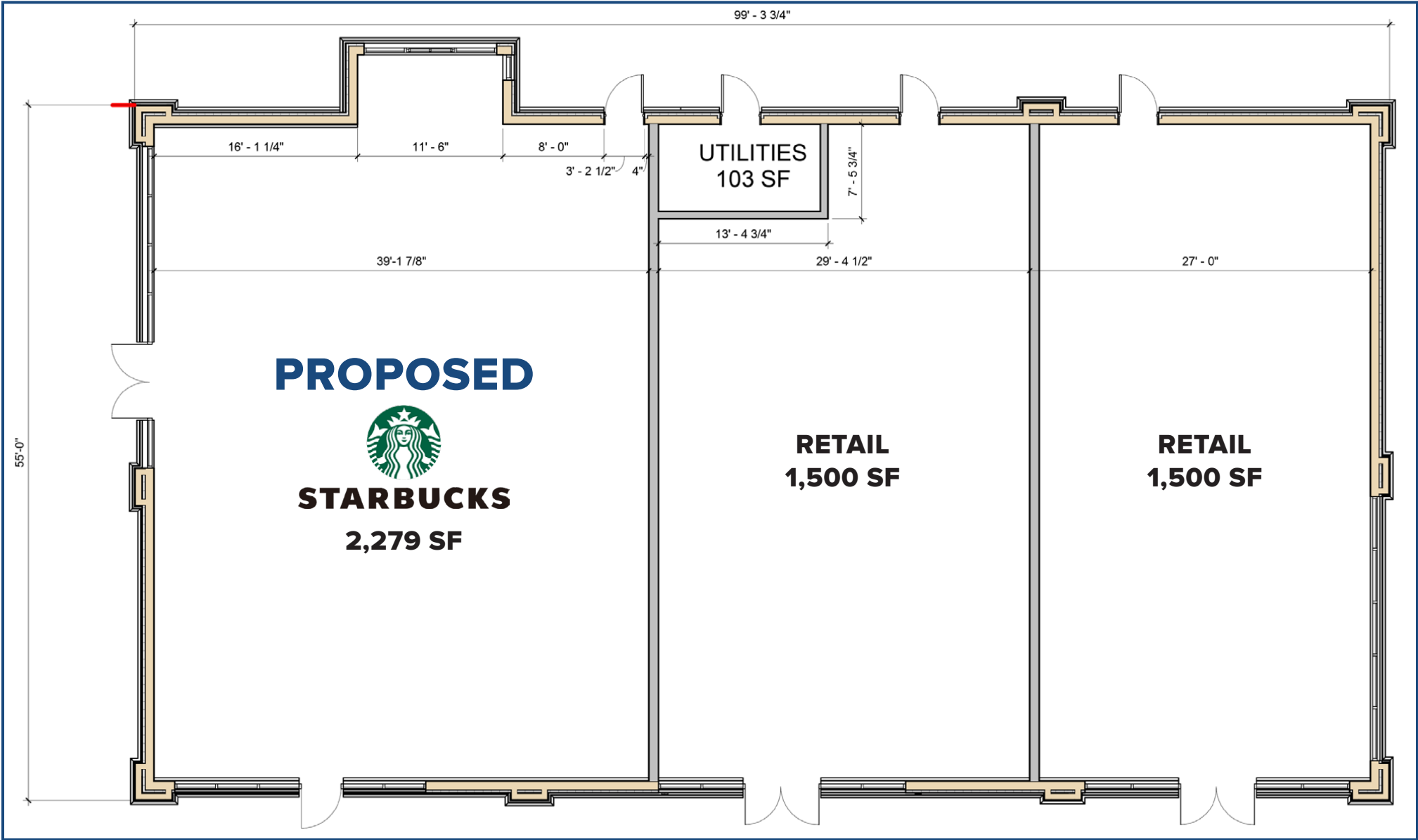
WES CRAFT
203.522.7484
wc@truecre.com

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SITE PLAN: 02PROPOSED
 BUILDING SF: 5,385 PROPOSED
 PARKING SPACE: 40





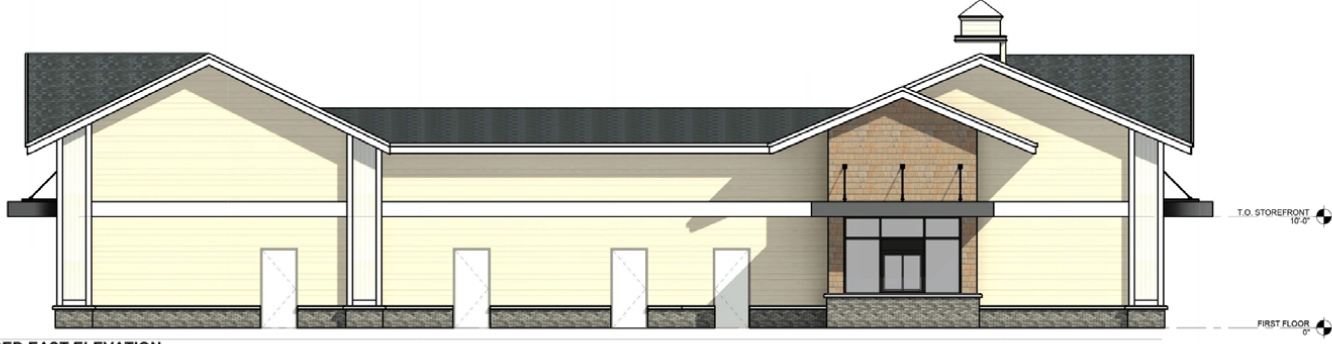
4 PROPOSED WEST ELEVATION
3/16" = 1'-0"



3 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"



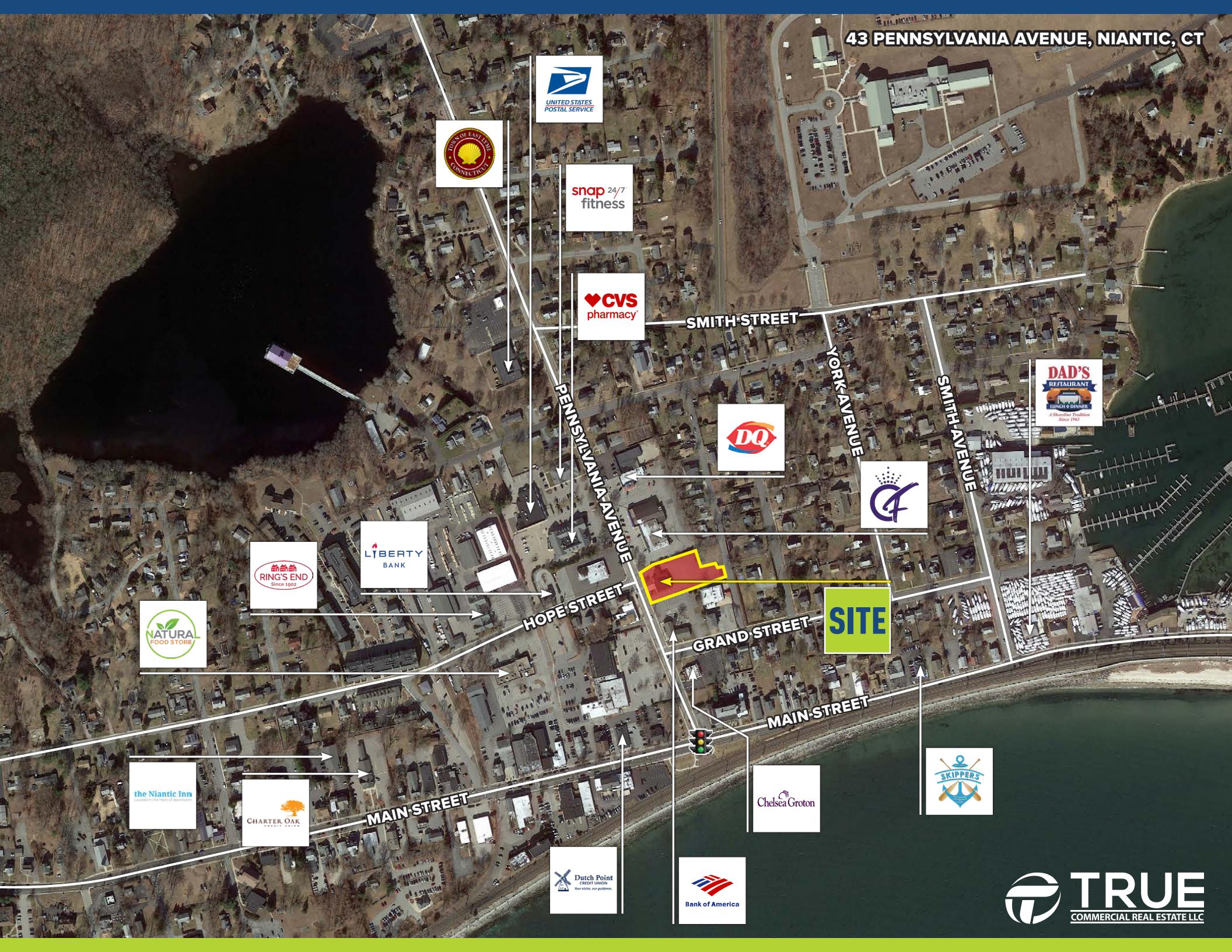
2 PROPOSED NORTH ELEVATION
3/16" = 1'-0"



1 PROPOSED EAST ELEVATION
3/16" = 1'-0"



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SMITH STREET

YORK AVENUE

SMITH AVENUE

PENNSYLVANIA AVENUE



SITE

HOPE STREET

GRAND STREET



MAIN STREET



MAIN STREET





BEST BUY
DICK'S SPORTING GOODS
Michaels
Raymour & Flanigan
FURNITURE
MATTRESSES

THE HOME DEPOT

EAST LYME
PUBLIC SCHOOLS

Panera
BREAD

BJ's

INTERSTATE
95

HomeGoods
Marshalls
ShopRite

COSTCO
WHOLESALE

Starbucks

LOWE'S

DOLLAR TREE

TARGET

Guitar Center
PETSMART

GoHealth
URGENT CARE
BOB'S
DISCOUNT
FURNITURE

STOP & SHOP
DUNKIN'
CVS pharmacy
McDonald's

Walmart

SITE

DQ

TOWN FAIR TIRE
TEXAS
penny's

CVS pharmacy

HARBOR FREIGHT TOOLS
Staples
Burlington
LOVE the DEALS
Bank of America

Bank of America

CONNECTICUT
NATIONAL GUARD