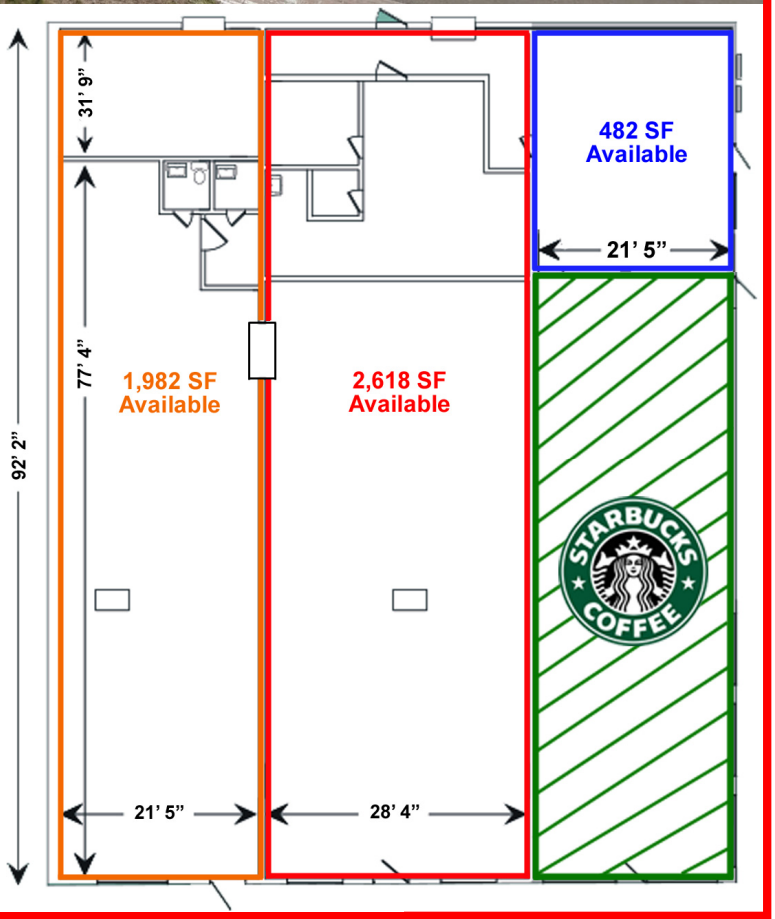
19 MAIN STREET, OLD SAYBROOK, CT
3 Retail Spaces Available

RETAIL SPACE FOR LEASE
$23/SF NNN

3 PRIME SPACES AVAILABLE:

 # 1: 1,982 SF
 # 2: 2,618 SF
 # 3: 482 SF
Triple Net Expenses = $6.10/SF

Three prime retail spaces located at the gateway of Main Street and in the heart of Downtown Old Saybrook, with high visibility, high traffic count and high foot traffic. Anchored by Starbucks. Spaces 1 & 2 can be leased together (4,600 SF) or separately and are connected inside by two 12 foot openings.



LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

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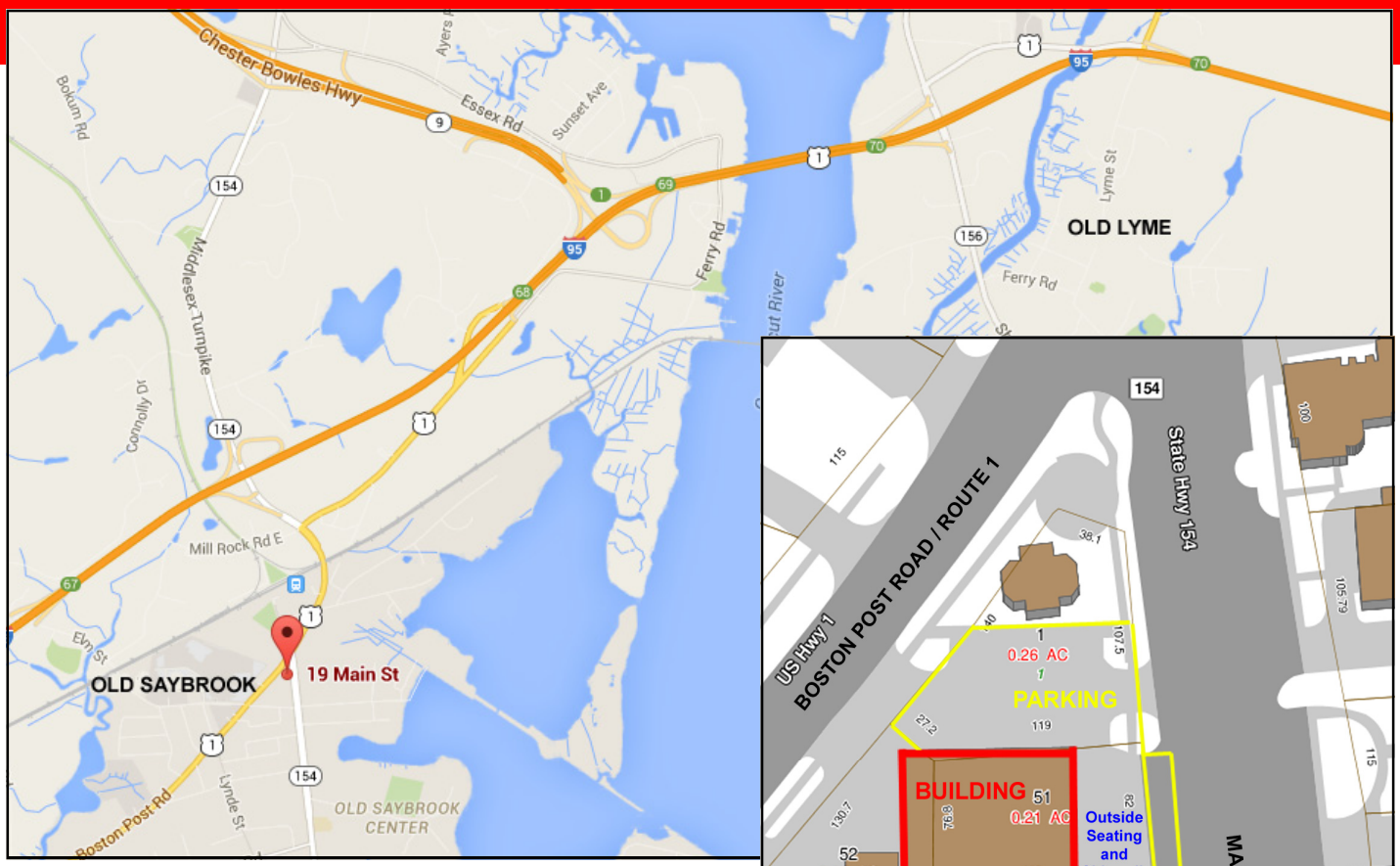
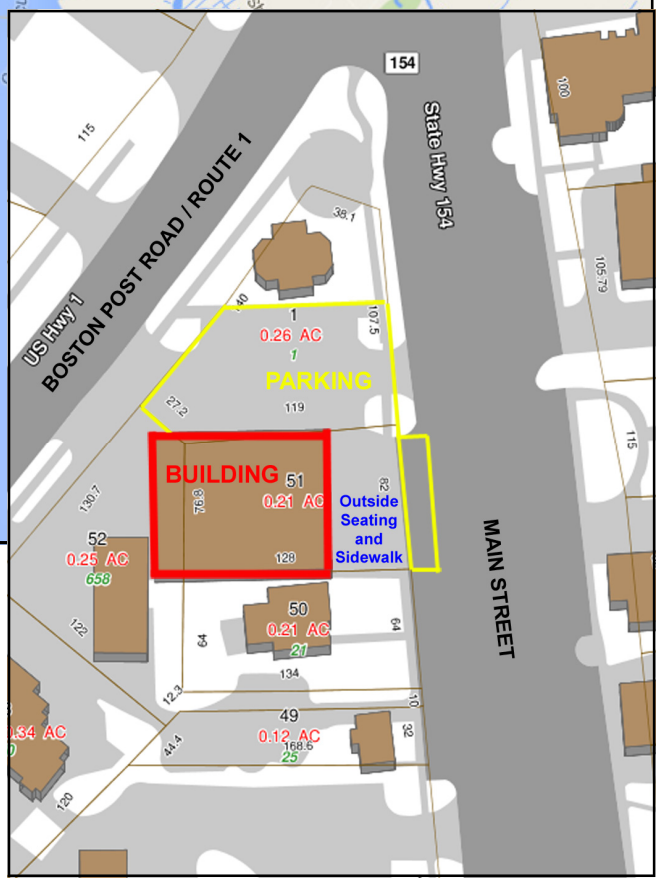
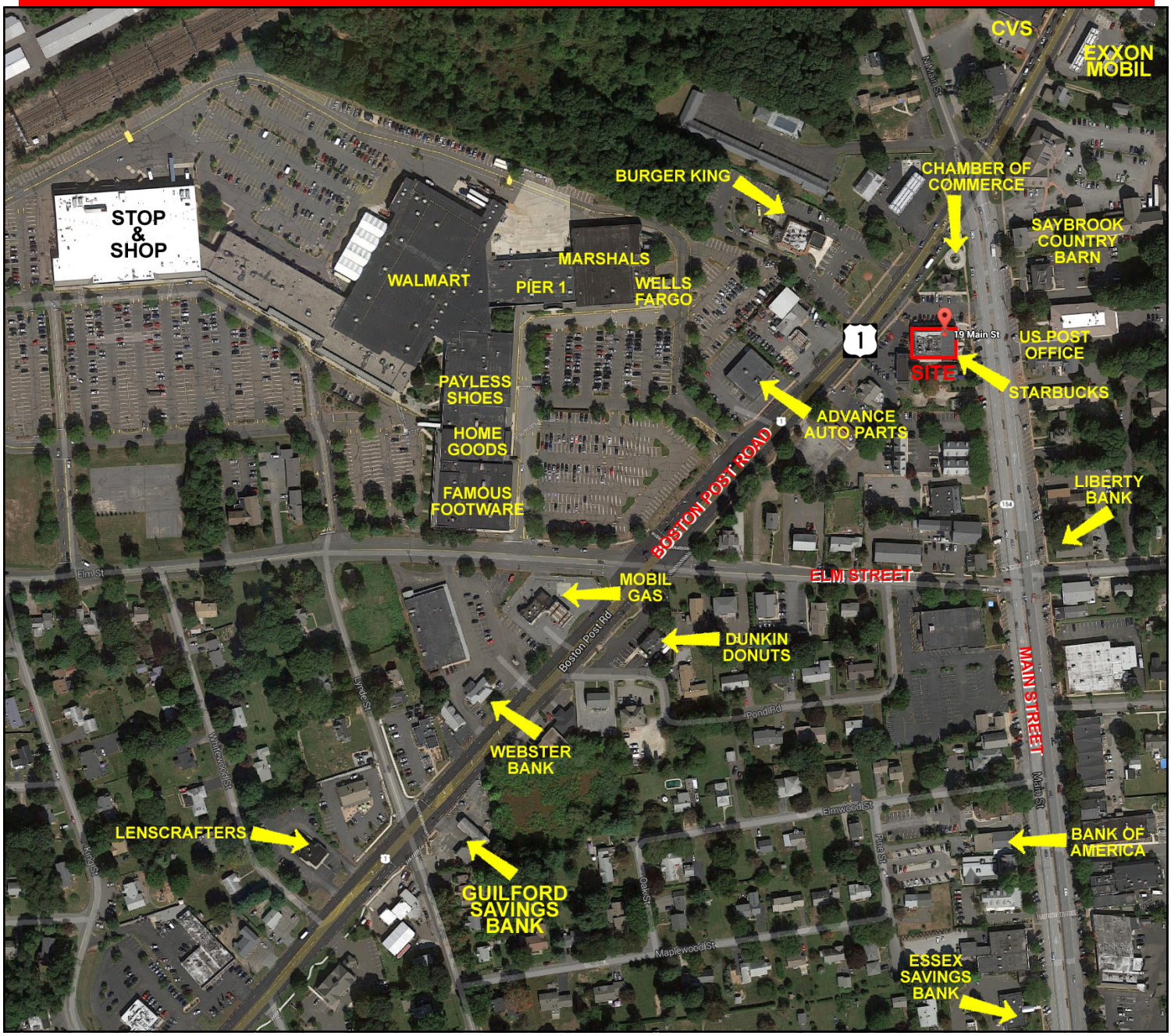




Demographics	1 MILE	3 MILES	5 MILES
Total Population	2,603	11,471	22,793
Total Daytime Population	7,077	15,335	31,498
Median Household Income	$68,765	81,158	74,034
Daily Traffic Count: 14,100 (Route 1), 13,700 (Main St.)			



Frontage:	**100 Ft on Route 1**
	100 Ft on Main St.
Zone:	**B-1 - Business Commercial**
Traffic Counts:	**14,100 on Route 1**
	13,700 on Main St.

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.