

LEASE

12 OLD MILL ROAD

Georgetown, CT 06896



PROPERTY DESCRIPTION

Welcome to 12 Old Mill Road, located in the character-filled, bustling business district of Georgetown. This unique space offers a large studio perfectly suited for dance, music, art, and fitness. Tons of natural light, a large reception/waiting area, private bathrooms, and plenty of parking.

PROPERTY HIGHLIGHTS

- Multi-Purpose Studio
- Great for Dance, Music, Art, or Fitness Use
- Located in the Heart of Downtown Georgetown
- Easy Access to Surrounding Area
- Abundant Parking

OFFERING SUMMARY

Lease Rate:	\$2,495.00 per month (MG)
Number of Units:	1
Available SF:	1,000 SF
Lot Size:	0.57 Acres
Building Size:	6,462 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	448	4,908	16,248
Total Population	1,111	12,457	40,533
Average HH Income	\$182,565	\$214,623	\$210,290

Chris Scatterday
(203) 461-1931



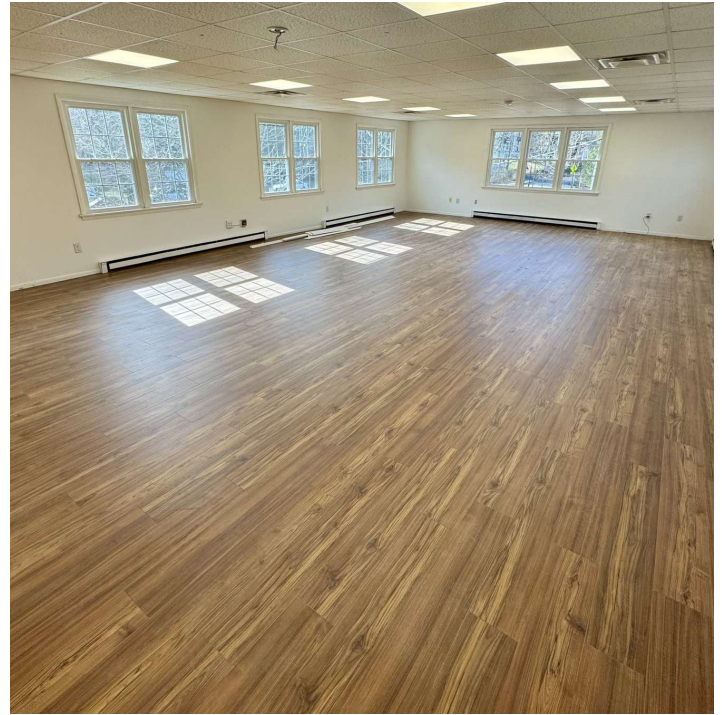
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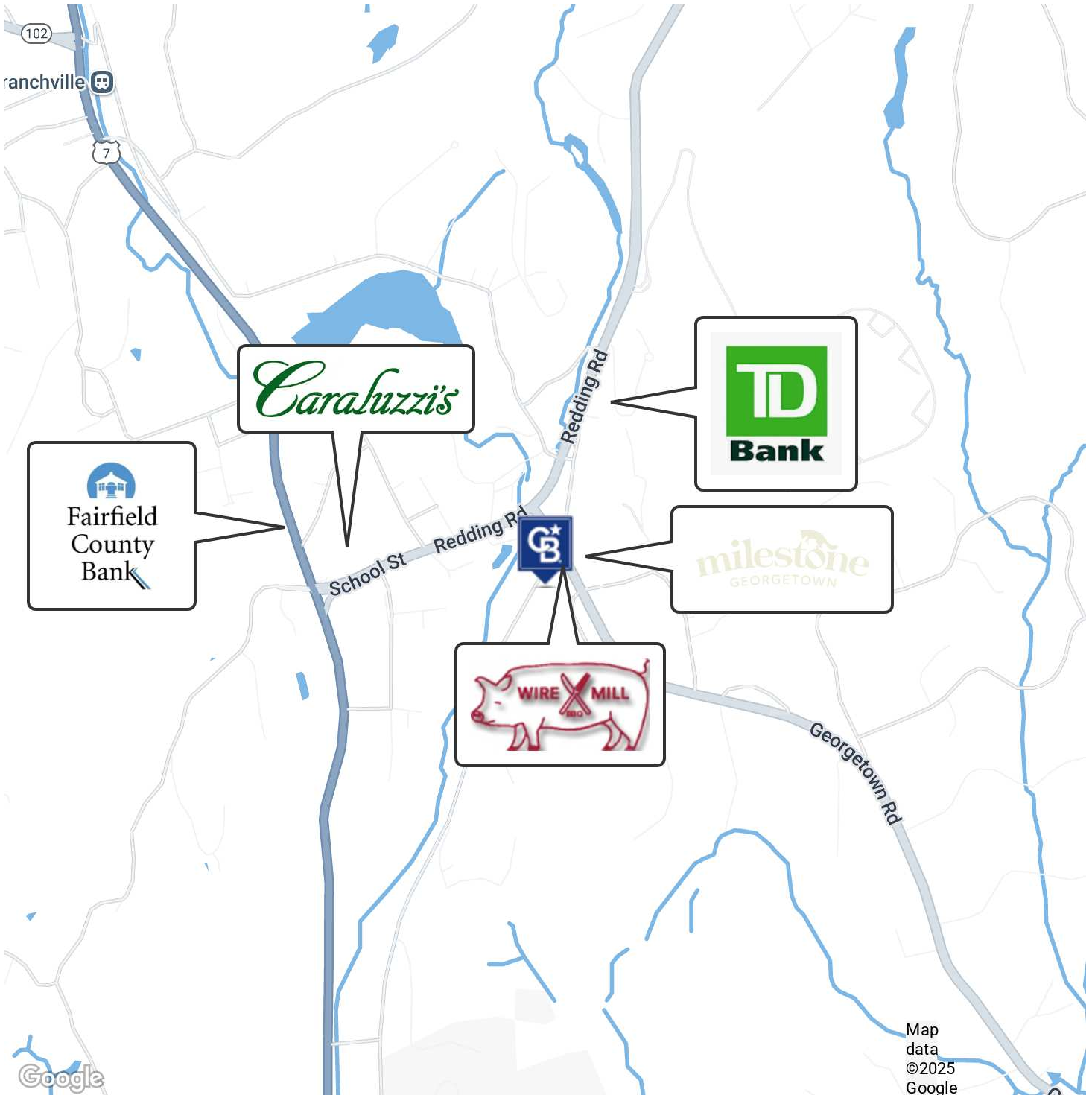
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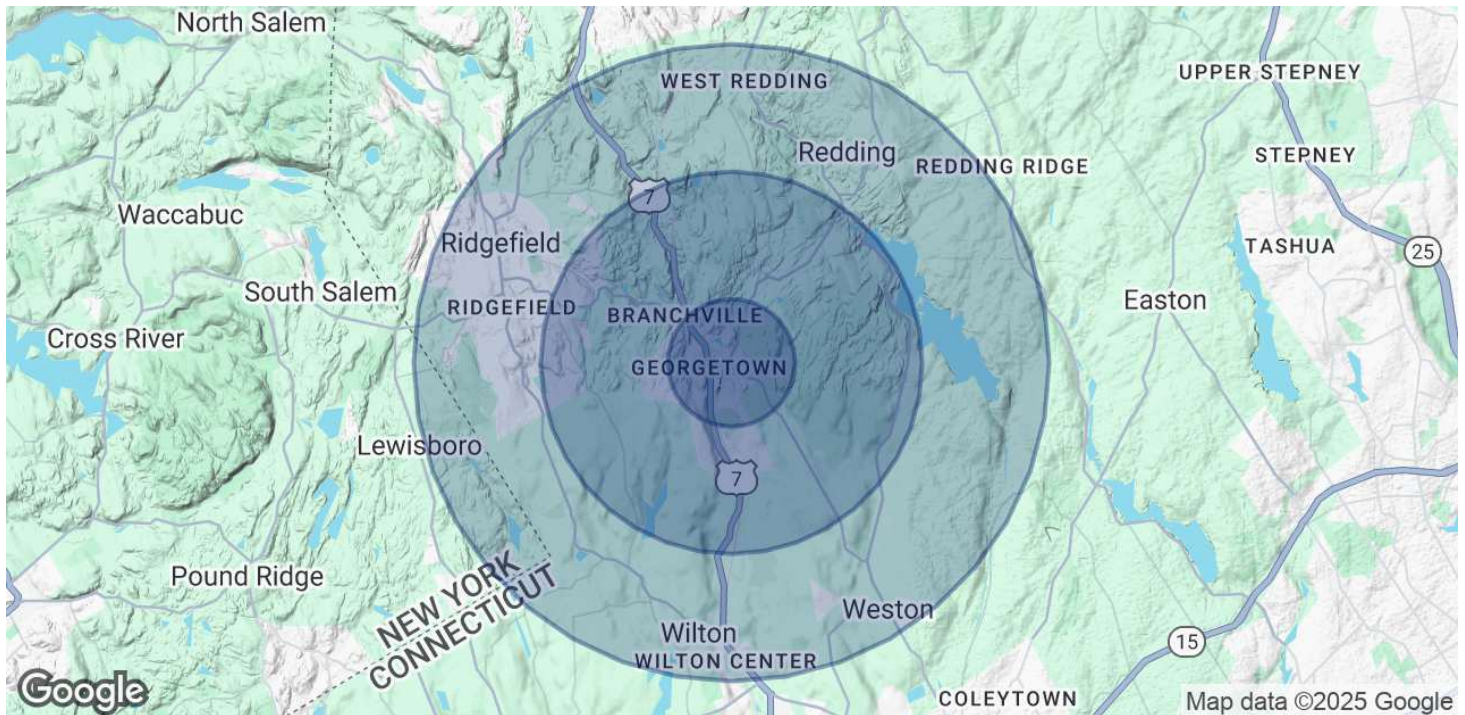
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,111	12,457	40,533
Average Age	46	45.5	45.7
Average Age (Male)	45.8	44.7	44.5
Average Age (Female)	46.6	46.7	46.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	448	4,908	16,248
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$182,565	\$214,623	\$210,290
Average House Value	\$652,014	\$735,923	\$727,866

2020 American Community Survey (ACS)

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