

74 STATE STREET, NEW LONDON, CT 06320

FOR LEASE

2,000 SF PRIME DOWNTOWN NEW LONDON RETAIL OPPORTUNITY

Between Eugene O'Neill Drive & Bank Street



SHLOMI BAGDADI
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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Downtown neighborhood of New London.

HIGHLIGHTS

- High-Visibility Corner Presence in a Dense Pedestrian and Vehicle Traffic Corridor With Vibrant Street Life, Dining, and Nightlife
- Directly Across From Amtrak, Long Island Ferry, and the Future New Coast Museum, With Convenient Access to Major Transit, Highways, and Bridges
- Ideal for Retail, Restaurant, Medical, Office, Fitness, Showroom, and Other Commercial Uses

SPACE DETAILS

- 2,000 SF First Floor Plus Basement
- Featuring 13 FT Ceilings, Wraparound Frontage, Floor-to-Ceiling Glass Windows, and Exceptional Signage Potential
- Completely Renovated, Turnkey Space With Open Column-Free Layout, HVAC, Plumbing, Gas Service, and 200-Amp Electric

TRANSPORTATION

13 108 1 12 3 15 14 2 643 Bus Lines

NEIGHBORS

Muddy Waters Cafe, The Blue Duck Bar & Kitchen, Curtis Dental Lab, Dockside Resort Bar, Harbor Cantina Restaurant & Bar, One Personal Grooming Studio, Ruckus Tattoo, Thames River Greenery, Jake's Diner on State Street, Dutch Tavern, The Grove Studio, The New England Coast Shop, and more!



PROPERTY PHOTOS



PROPERTY RENDERINGS



Restaurant



Medical Office

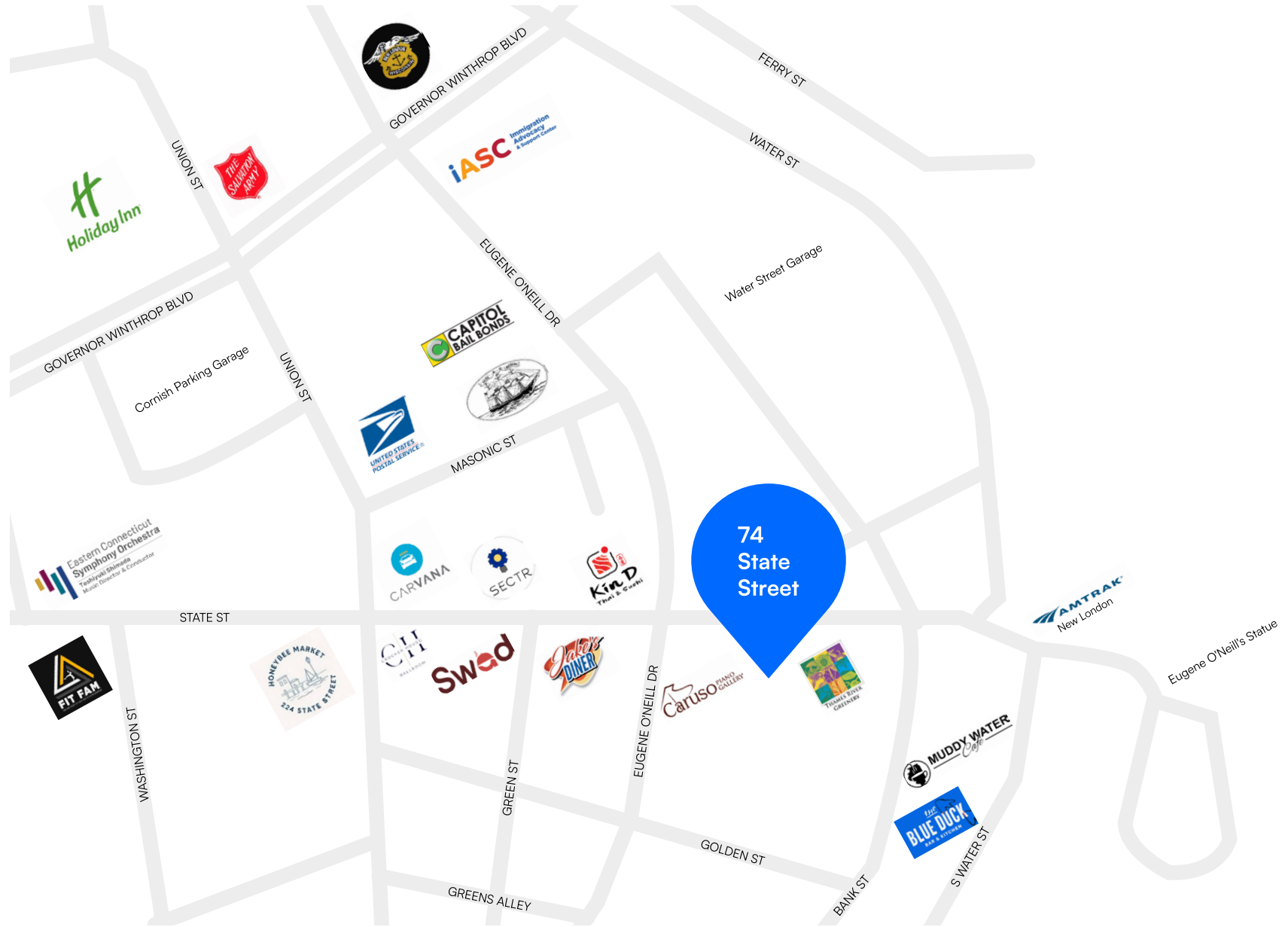


Work Office



Fitness

RETAIL MAP



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