

VIEW ONLINE 

[colliers.com/hartford](https://colliers.com/hartford)



# Corner lot with pylon signage

## Frontage on Ocean Ave & School St

**FOR SUBLEASE** | 450 Ocean Avenue | New London, CT

SUBLEASE RATE:  
NEGOTIABLE

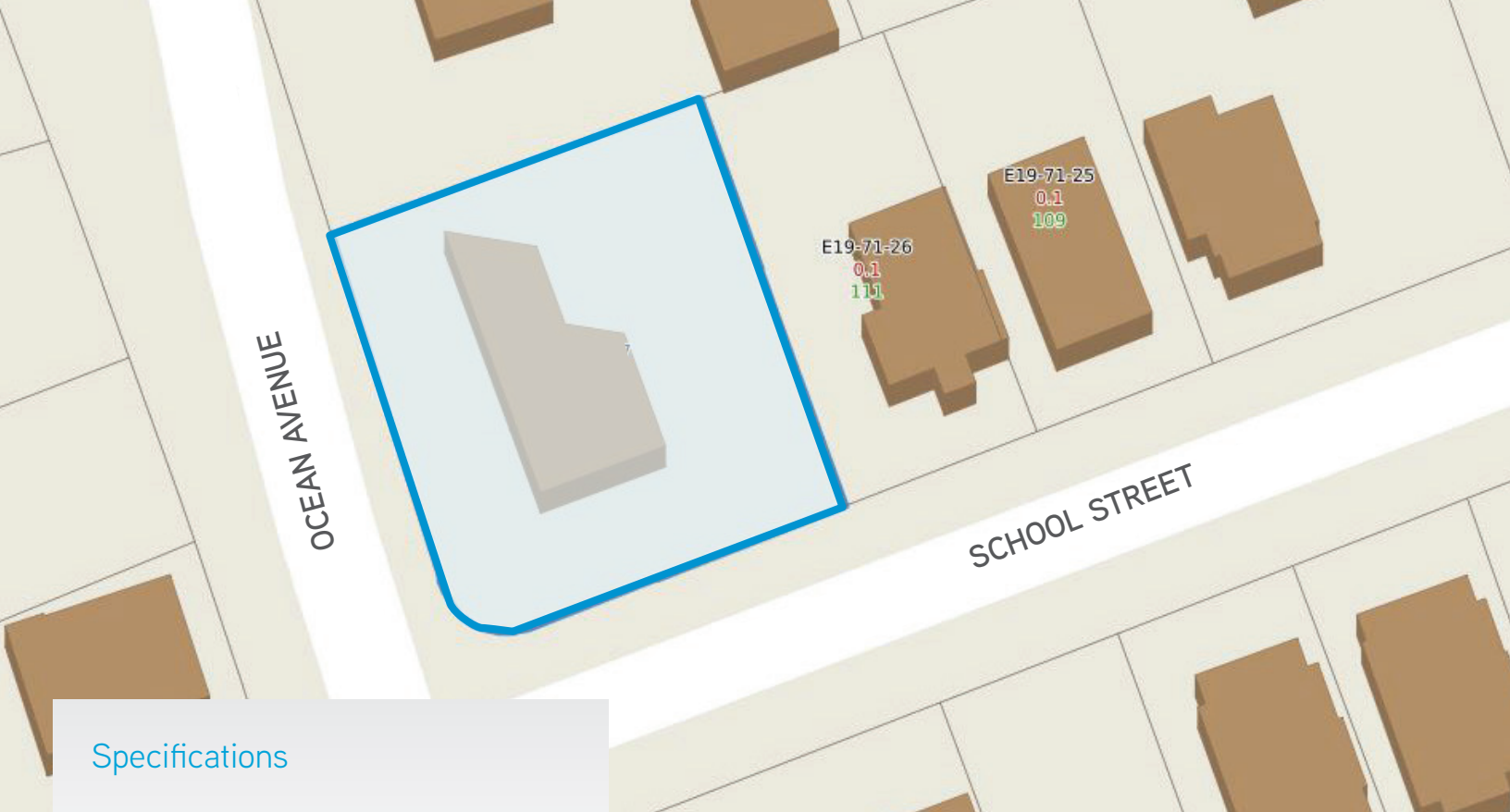
Colliers International is pleased to present this former Citizens Bank sublease at 450 Ocean Avenue in New London, Connecticut. This 1,065 square foot free-standing building is on a 0.21 acre site.

---

**John J. Cafasso, CCIM**  
Principal  
860 616 4013  
[john.cafasso@colliers.com](mailto:john.cafasso@colliers.com)



Accelerating success.



## Specifications

Total SF	1,065
Zoning	NB
Year Built	1980
Free Standing	Yes
Parking	Ample
Land	0.21 acres site

## Demographics

	POP	HH	AVG HH\$
2 Miles	27,975	11,745	\$62,506
3 Miles	47,316	19,451	\$66,476
5 Miles	74,914	29,181	\$71,373

### TRAFFIC COUNTS

Ocean Avenue & School Street	12,300 VPD
Ocean Avenue & Sherman Street	10,400 VPD

## 450 Ocean Avenue | New London, CT 06320

### FEATURES

- 1,065 SF retail building
- Ample parking
- Corner lot
- Pylon signage
- 0.21 acre site
- Frontage on Ocean Avenue



[colliers.com/hartford](https://colliers.com/hartford)



Accelerating success.

Contact:

**JOHN J. CAFASSO, CCIM**

Principal

860 616 4013

[john.cafasso@colliers.com](mailto:john.cafasso@colliers.com)