

FOR LEASE | 1,100± SF CORNER RETAIL SPACE SITUATED IN HIGH TRAFFIC RETAIL PLAZA ON 2.7± ACRES

775 Silver Lane, East Hartford, CT 06118

LEASE RATE: \$11/SF NNN

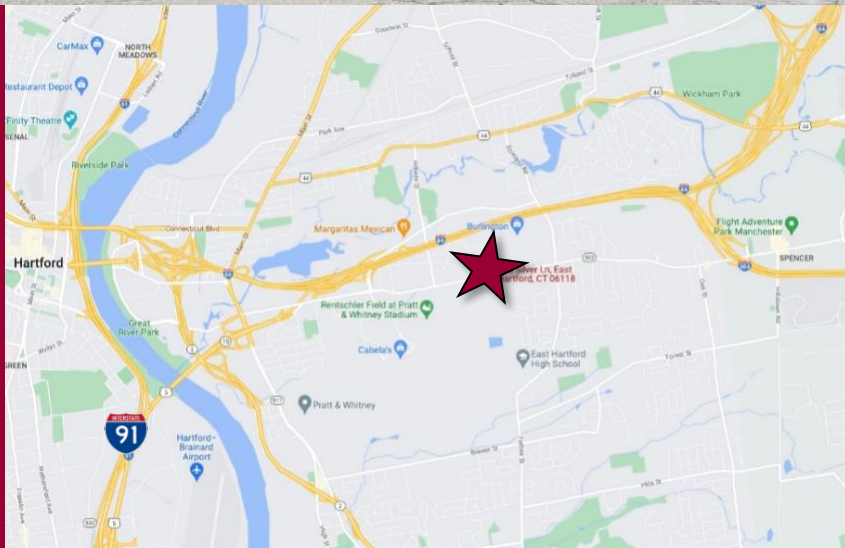


Ranked in Top 50
Commercial Firms in U.S.



STAY UP TO DATE ON OUR LISTINGS!

Scan the QR Code below
with the camera on your
smart phone to sign-up for
email notifications.



Property Highlights

- 29,750± SF Plaza
- 1,100± SF Available
 - Corner Retail Space
- 1 Story
- Signage: On-building/Pylon
- 2.70± Acres
- Zoning: B6
- Parking Ratio: 5.99/1000
- Traffic: 11,600 ADT
- Visibility: Excellent
- Many area amenities

For more information contact: Luke Massirio | 860-761-6016 | lmassirio@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

FOR LEASE | 1,100± SF CORNER RETAIL SPACE SITUATED IN HIGH TRAFFIC RETAIL PLAZA ON 2.7± ACRES

775 Silver Lane, East Hartford, CT 06118

LEASE RATE: \$11/SF NNN



Ranked in Top 50
Commercial Firms in U.S.

BUILDING INFORMATION

GROSS BLD. AREA 29,570± SF
AVAILABLE AREA 1,100± SF
NUMBER OF FLOORS 1
CONSTRUCTION Masonry
ROOF TYPE Flat, Typical
YEAR BUILT 1987

SITE INFORMATION

SITE AREA 2.7± Acres
ZONING B6
PARKING 5.99/1000 ratio
SIGNAGE On-building / Pylon
FRONTAGE 247.7' on Silver Lane
HWY.ACCESS I-84, Exit 58
TRAFFIC COUNT 11,600± ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Hot Air
SPRINKLERED TBD

UTILITIES

SEWER/WATER Public
GAS Yes

OTHER TENANTS

Dominos Pizza, Harvest Moon, Powerup Nutrition, Puros Cigar Shop, Humacao Restaurant, Visual Expressions Tattoo Shop

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord
NNN EXPENSES \$4.50/SF

AREA RETAIL Aldi, Town & Country Liquors, Burger King, Dollar General, Hall of Fame Silver Lanes

DIRECTIONS I-84, Exit 58. Turn right onto Roberts St. Turn Left onto Silver Lane. Property on Right.

Property Highlights

- 29,750± SF Plaza
- 1,100± SF Available
 - Corner Retail Space
- 1 Story
- Signage: On-building/Pylon
- 2.70± Acres
- Zoning: B6
- Parking Ratio: 5.99/1000
- Traffic: 11,600 ADT
- Visibility: Excellent
- I-84, Exit 58
- Many area amenities
 - Shopping
 - Banking
 - Dining



Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



For more information contact: Luke Massirio | 860-761-6016 | lmassirio@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.