

FOR LEASE | 1,140± SF RETAIL SPACE

PATTEN BROOK PLAZA

966 Queen Street, Southington, CT 06489

LEASE RATE: \$1,550/mo plus Utilities

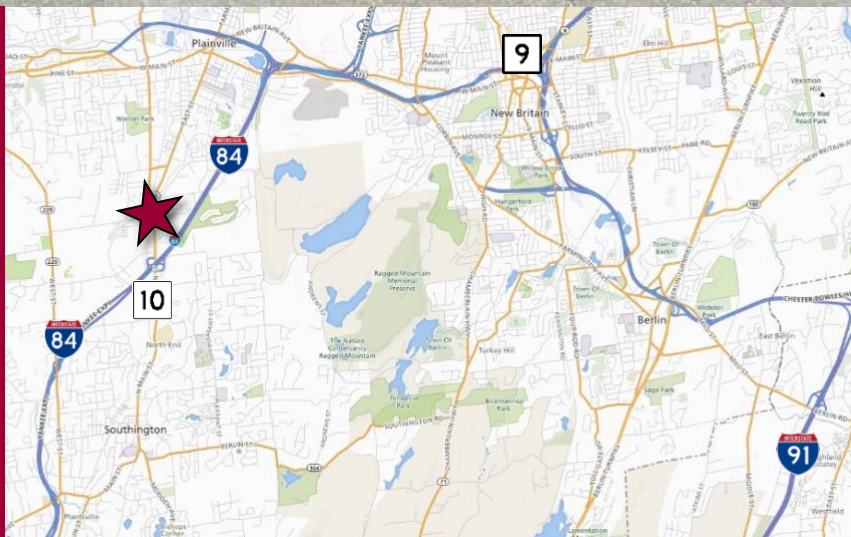


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 1,140± SF available
- 1 Story
- Signalized Entrance
- Traffic: 18,000 ADT
- 7.4/1000 parking ratio
- Signage:
 - On Building
 - Large Pylon
- Zoning: B
- Less than 1 mile to I-84
- Many area amenities

For more information contact: **Robert Gaucher** | 860-761-6007 | bgaucher@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.

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BUILDING INFORMATION

GROSS BLD. AREA 8,200± SF
AVAILABLE AREA 1,140± SF
MAX CONTIGUOUS AREA 1,140± SF
WILL SUBDIVIDE TO 1,140± SF
NUMBER OF FLOORS 1
COLUMN SPACING Clear Span
CONSTRUCTION Brick & Block
ROOF TYPE Tar & Gravel
YEAR BUILT 1954

SITE

SITE AREA 1.07 acres
ZONING B - Business
PARKING 61 spaces, 7.4/1000 ratio
SIGNAGE On building & Pylon
VISIBILITY Excellent on Route 10
FRONTAGE 341' on Route 10
HWY.ACCESS 0.8 mile to I-84, Exit 32
TRAFFIC COUNT 15,700 ADT

UTILITIES

SEWER Public
WATER Public
GAS Yes

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Hot Air
SPRINKLERED No
ELECTRIC SERVICE TBD

OTHER TENANTS

Bulbs Only, Express
Kitchens, CT Computer,
Enterprise Rent-A-Car

AREA RETAIL Dunkin', KFC, IHOP, Smashburger, Outback Steakhouse, Wireless Zone, TJ Maxx, etc

COMMENTS Former nutrition space available. Tenant is responsible for snow removal in front of their space.

DIRECTIONS I-84 Exit 32, north on Rt. 10 approximately 0.8 mile.

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- Less than 1 mile to I-84
- Many area amenities
 - Shopping
 - Banking
 - Dining



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