

# FOR LEASE | 17,928± SF RETAIL SPACE

## HIGHWAY VISIBILITY ALONG ROUTE 9 WITH ±1,200' FRONTAGE

99 Webster Square Road, Berlin, CT 06037

LEASE RATE: \$8.50/SF NNN

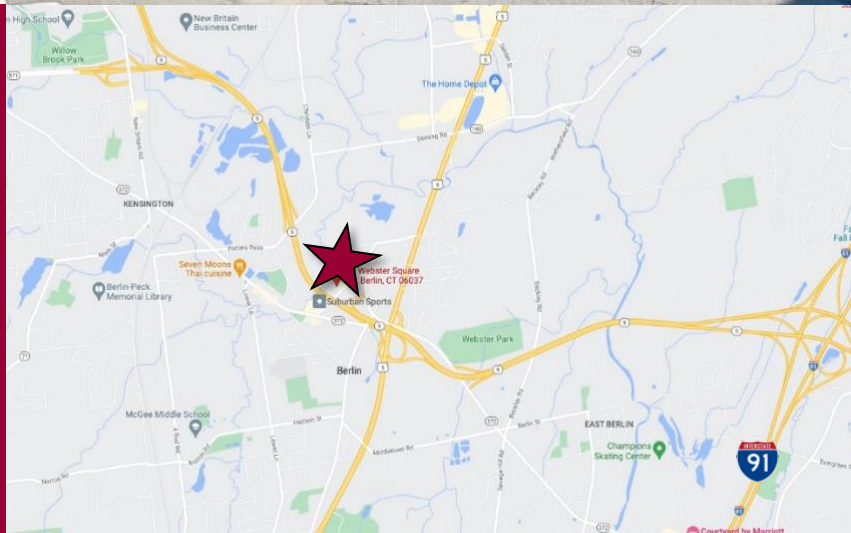


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### Property Highlights

- 17,928± SF
- 2 Stories
- 4± Acres
- 1 Overhead Door
- 70 Parking Spaces
- Zoning: PS-A
- Traffic: 4,200 ADT
- Route 9, Exit 22
- Many area amenities

For more information contact: [Luke Massirio](mailto:Luke.Massirio@orlcommercial.com) | 860-761-6016 | [lmassirio@orlcommercial.com](mailto:lmassirio@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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 17,928± SF  
 AVAILABLE AREA 17,928± SF  
 NUMBER OF FLOORS 2  
 DRIVE-IN DOORS 1  
 CONSTRUCTION Masonry  
 ROOF TYPE Flat, Tar & Gravel / Rubber  
 YEAR BUILT 1987

### SITE INFORMATION

SITE AREA 4.00± Acres  
 ZONING PS-A  
 PARKING 70± Spaces  
 SIGNAGE On Building / Pylon  
 VISIBILITY Excellent from Route 9 N  
 HWY.ACCESS Route 9, Exit 22  
 TRAFFIC COUNT 4,200 ADT on Webster Square  
 76,800 ADT on Route 9 N

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
 TYPE OF HEAT Gas/Oil, Hot Air  
 SPRINKLERED TBD  
 ELECTRIC SERVICE TBD

### UTILITIES

SEWER City  
 WATER City  
 GAS Yes

### AREA RETAIL

Connecticut Tire, Ocean  
 State Job Lot, Harbor  
 Freight Tools, Webster  
 Bank, Central Pizza, Stop &  
 Shop, Subway

### EXPENSES

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

**COMMENTS** Former Fitness Club

**DIRECTIONS** Route 9 S, Exit 22. Right onto Mill St (CT-372). Right onto Webster Square Rd.

### Property Highlights

- 17,928± SF
- 2 Stories
- 4± Acres
- 1 Overhead Door
- 70 Parking Spaces
- Zoning: PS-A
- Traffic:
  - 4,200 ADT: Webster Square
  - 78,000 ADT: Route 9 N
- Route 9, Exit 22
- Many area amenities
  - Shopping
  - Banking
  - Dining



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