

FOR SALE & LEASE | 10,440± SF RETAIL / OFFICE BUILDING FORMER RITE-AID WITH DRIVE-THRU ON 2.6± ACRES



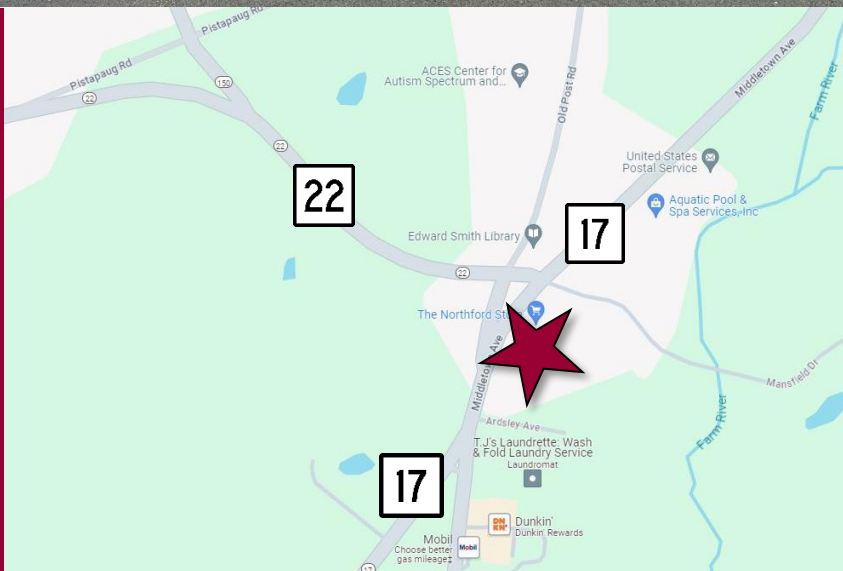
1395 Middletown Ave (Route 17), Northford, CT 06472
SALE PRICE: \$2,300,000 | LEASE RATE: \$17/SF NNN

Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 10,440± SF Retail Building on 2.6± Acres
- Available For Lease or Sale
- Existing Drive-thru
- Former Rite-Aid
- Located in Northford's Center
- ADT: 16,600± on Route 17
- Zoning: B-2 – Central Business District
- Many area amenities

For more information contact:

Toby Brimber | 203-640-5575 | tbrimberg@orlcommercial.com or Will Braun | 203-804-6001 | wbraun@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 BLDG AREA 10,440± SF
 AVAILABLE AREA 10,440± SF
 NUMBER OF FLOORS 1
 DRIVE-THRU Yes
 CONSTRUCTION Steel
 ROOF TYPE Asphalt, Composite
 YEAR BUILT 2002

SITE INFORMATION

SITE AREA 2.6± Acres
 ZONING B2 – Central Business District
 PARKING Ample Parking
 SIGNAGE Building
 VISIBILITY Excellent
 TRAFFIC COUNT 16,600±

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
 TYPE OF HEAT Gas, Forced Air

UTILITIES

SEWER Public Connected
 WATER Public Connected
 GAS Yes

PERMITTED USES

Retail stores, office, medical,
 banks / financial, veterinarian,
 restaurants, fast food & more!

EXPENSES

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

TAXES

ASSESSMENT \$1,799,000
 MILL RATE 34.52
 TAXES \$62,101.48

COMMENTS

O,R&L Commercial is pleased to present a 10,440± SF Retail building (former Rite-Aid) available for Sale or Lease with existing drive-thru located on 2.6± acres in the center of Northford, CT. The property has great visibility on Route 17 with an ADT of 16,600± vehicles per day. B-2 Zone (Central Business District) for a wide variety of permitted uses.

DIRECTIONS

I-91 to Exit 9 to CT-17/CT-22 to Middletown Ave

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- Located in Northford's Center
- ADT: 16,600± on Route 17
- Zoning: B-2 – Central Business District
- Many area amenities
 - Shopping
 - Banking
 - Dining



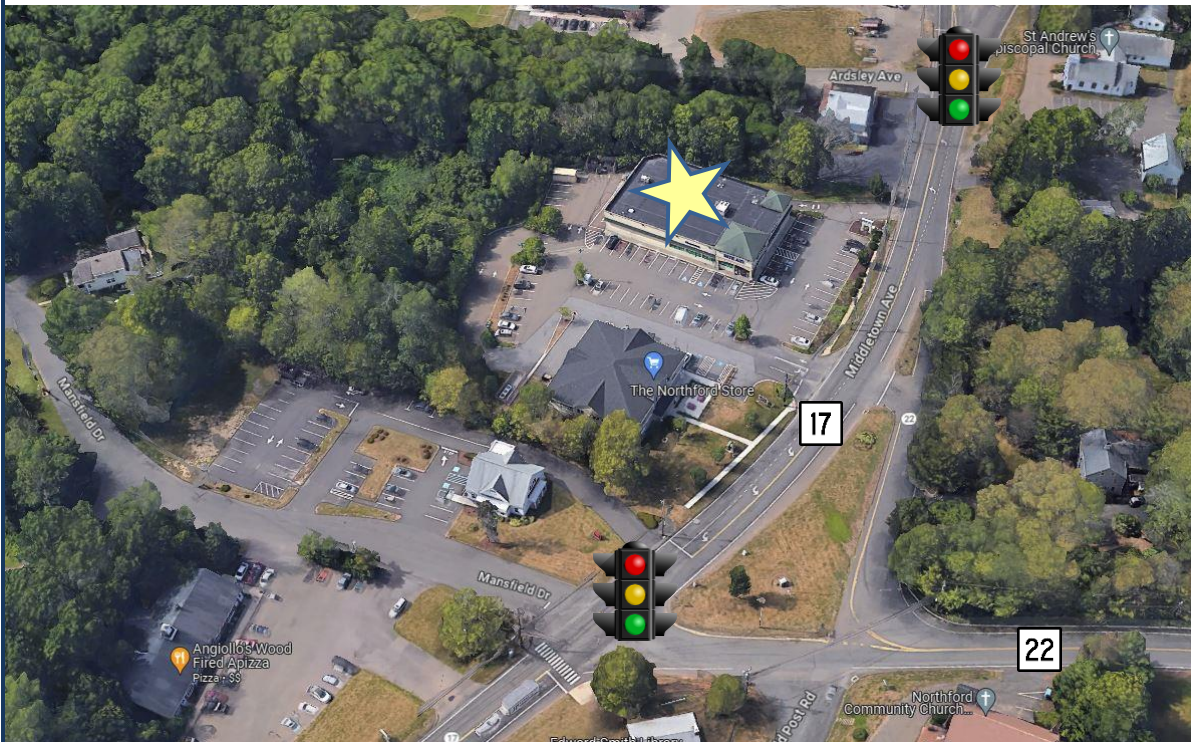
Permitted Uses:

- Retail Stores
- Professional Office
- Banks / Financial
- Medical Office
- Veterinary Hospitals
- Restaurants / Fast Food
- Hotel / Motel
- Indoor Theater / Assembly Halls

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