

FOR LEASE | 6,000± SF RETAIL/BANK/MEDICAL/OFFICE BUILDING FORMER BANK WITH DRIVE-THRU | TRAFFIC COUNT: 23,900± ADT

1190 Silas Deane Highway, Wethersfield, CT 06109

LEASE RATE: \$20.00/SF NNN

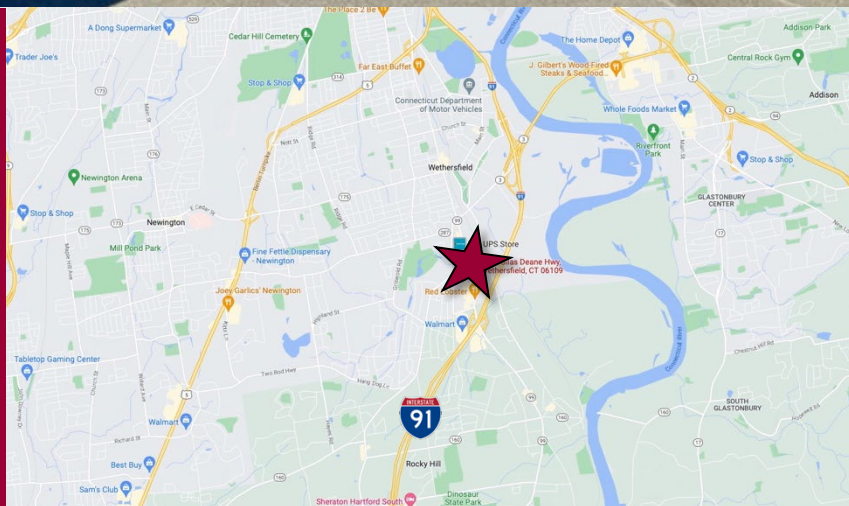


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Up to 6,000± SF Available
- Will Subdivide to 3,000± SF
- 1 Story
- Drive-thru
- 3.09± Acres
- Ample Parking
- Zoning: RC
- Signage: On-Building
- Traffic: 23,900± ADT
- I-91, Exit 24

For more information contact:

Robert G. Gaucher | 860.761.6007 | rgaucher@orlcommercial.com • Jay Morris | 860-721-0033 | jmorris@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	6,000± SF
AVAILABLE AREA	6,000± SF
WILL SUBDIVIDE TO	3,000± SF
NUMBER OF FLOORS	1
DRIVE-THRU	1
CONSTRUCTION	Wood Frame / Brick
ROOF TYPE	Asphalt Shingle, New in 2022
YEAR BUILT	2003

SITE INFORMATION

SITE AREA	3.09 acres
ZONING	RC
PARKING	Ample
SIGNAGE	On-Building
VISIBILITY	Excellent on Rt. 99
FRONTAGE	365' on Rt. 99
HWY.ACCESS	I-91, Exit 24
TRAFFIC COUNT	23,900 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Forced Hot Air
SPRINKLERED	100% Wet

UTILITIES

SEWER	City
WATER	City
GAS	Yes

AREA RETAIL

Buffalo Wild Wings, Planet Fitness, Ginza, Red Lobster, Santander Bank, Chase Bank, Miracle-Ear, Exxon, Wendy's, D'Angelos, KFC, Wood-n-Tap

EXPENSES

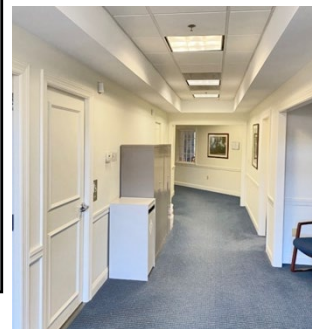
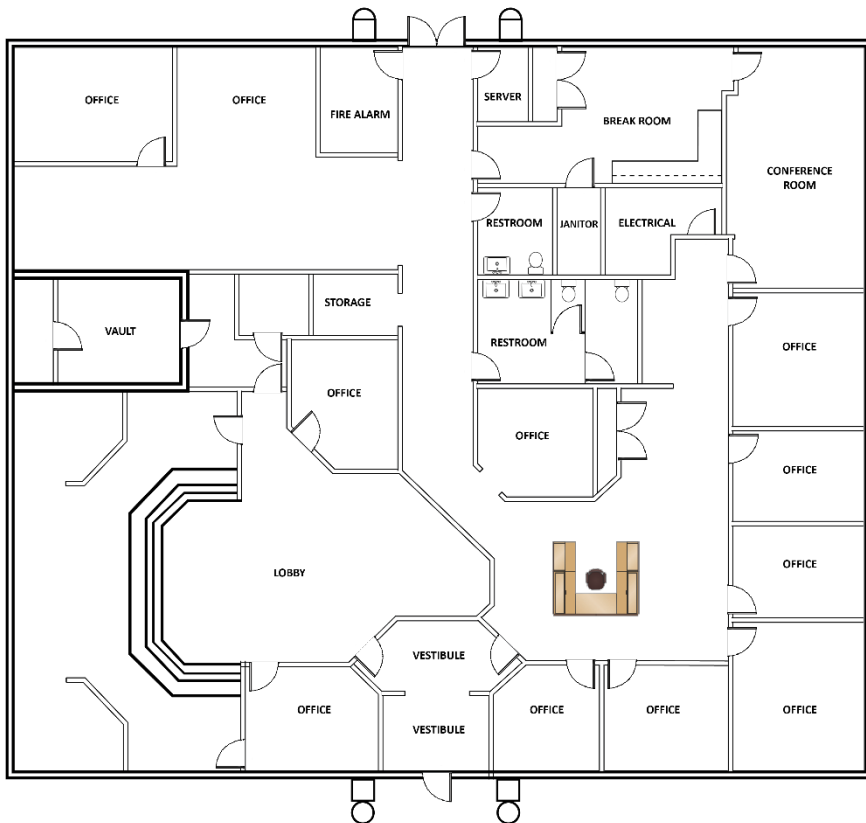
RE TAXES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
MAINTENANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
2022 CAM/SF	\$12.83/SF	

COMMENTS Former Bank in a high traffic retail area.

DIRECTIONS I-91, Exit 24. Left onto Route 99/Silas Deane Highway. Property is on the right.

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- Drive-thru
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- Ample Parking
- Zoning: RC
- Signage: On-Building
- Traffic: 23,900± ADT
- I-91, Exit 24
- Many area amenities
 - Shopping, Banking, Dining



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