

FOR LEASE | 1,564± SF & 1,798± SF RETAIL SPACE

# OLD LYME MARKETPLACE INLINE SPACES BETWEEN BIG Y & WALGREENS

90 Halls Road, Old Lyme, CT 06371

LEASE RATE: \$13.00-\$15.00/SF NNN



Ranked in Top 50  
Commercial Firms in U.S.



1,564± SF Interior



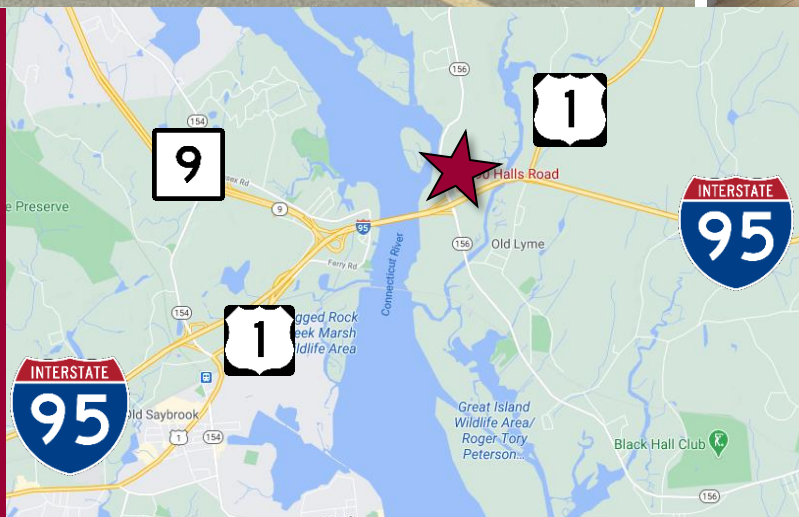
1,798± SF Interior



1,798± SF Interior

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## Property Highlights

- 1,564± SF - \$13.00/SF NNN
- 1,798± SF Salon - \$15.00/SF NNN
- Standard Retail Buildout
- Nicely Appointed Finishes
- On Bus Line
- 11,000 ADT
- Signalized Access
- Ample Parking
- Just off I-95 exit 70
- Flanked by Big Y and Walgreens

For more information contact: Frank Hird, SIOR | 203.643.1033 | [fhird@orlcommercial.com](mailto:fhird@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

TOTAL AVAILABLE AREA 3,362± SF  
2 SPACES AVAILABLE 1,564± SF & 1,798± SF  
NUMBER OF FLOORS 1  
CONSTRUCTION Wood Frame  
ROOF TYPE Asphalt  
YEAR BUILT 1990

### SITE INFORMATION

SITE AREA 12.35 Acres  
ZONING C-30  
PARKING Ample  
SIGNAGE On building  
VISIBILITY Great  
HWY ACCESS I-95 exit 70 (0.5 miles)  
TRAFFIC COUNT 11,000 ADT

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central  
TYPE OF HEAT Propane  
ELECTRIC SERVICE 220v 100 amps

### UTILITIES

SEWER Septic  
WATER Private Well  
GAS Propane

### EXPENSES

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

### TAXES

MILL RATE 23.50  
TAXES \$1.79

CAM \$5.25/SF

**OTHER TENANTS** Big Y, Walgreens, Subway, Amity Construction, Women's Exchange of Old Lyme, Stumble Inn, Grand Wine & Spirits, Snap Fitness, Office Express, Old Lyme Hardware, The Bowerbird, Select Physical Therapy.

**COMMENTS** O,R&L Commercial is pleased to present 1,564±SF (\$13.00/SF NNN) & 1,798± SF (\$15.00/SF NNN) of retail space for lease in Old Lyme's premier retail corridor. Prime location on Rt. 1 (Halls rd.) in the Old Lyme Marketplace on a signalized entrance, a great retail site between Big Y and Walgreens. Ample parking in common with the shopping center and easy access to I-95 exit 70. Nets estimated at \$7.04/SF.

**DIRECTIONS** I-95 N to Exit 70, Left on Route 1, follow signs for Route 1, the property is on your right. I-95 S to Exit 70, Left on Route 1 and immediate right, the property is on your left.

### Property Highlights

- 1,564± SF Available
- 1,798± SF Available - Salon
- Standard Retail Buildout
- Nicely Appointed Finishes
- On Bus Line
- 11,000 ADT
- Signalized Access
- Ample Parking
- Just off I-95 exit 70
- Flanked by Big Y and Walgreens
- Many area amenities
  - Shopping
  - Banking
  - Dining



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