

FOR LEASE | 6,217± SF RETAIL END CAP SPACE

BOKUM CENTER – CENTERBROOK – UNDER NEW OWNERSHIP



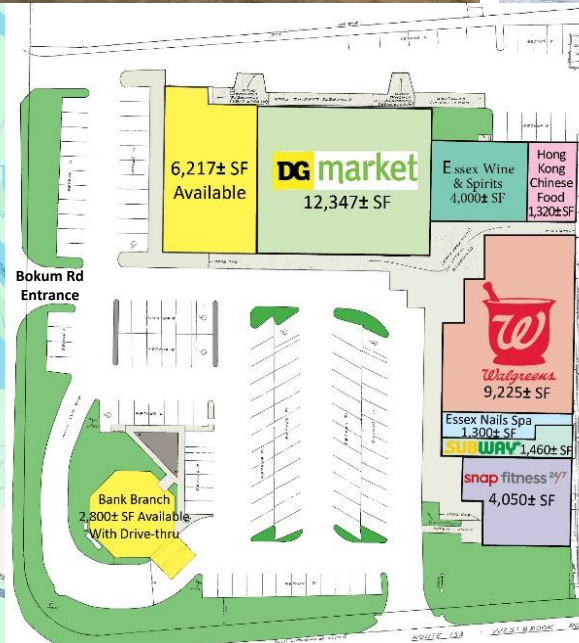
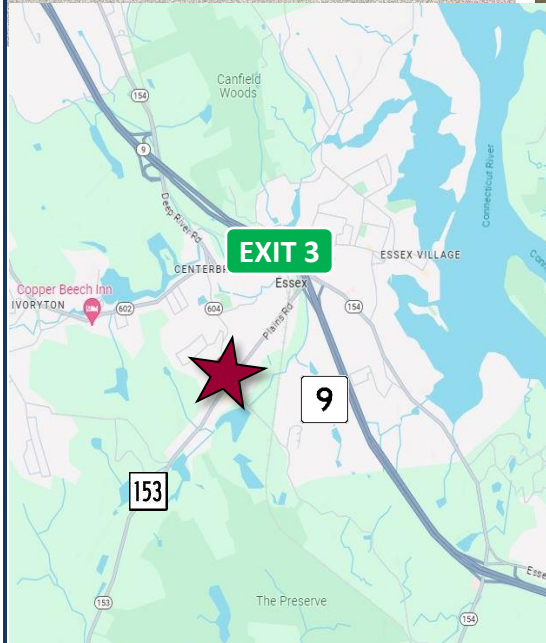
125 Westbrook Road, Essex, CT 06426

LEASE RATE: Call Listing Broker for Pricing

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Property Highlights

- Under New Ownership
- 6,217± SF Available – End Cap adjacent to new DG Market
- 11,253± Average Daily Traffic
- 147 Parking Spaces
- 1.1 Miles from CT Route 9
- Signalized Intersection
- 42,719± SF Building
- 3.87 acres
- Excellent Visibility
- Signage Monument at Road and On Building
- Strong Long-Term Co-tenants
- Many area amenities

For more information contact: Frank Hird, SIOR | 203-643-1033 | fhird@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 42,719± SF
 AVAILABLE AREA 6,217± SF
 MAX CONTIGUOUS AREA 6,217± SF
 NUMBER OF FLOORS 1
 CLEAR HEIGHT 17'
 LOADING DOCKS 2
 CONSTRUCTION Masonry
 ROOF TYPE Ballasted EPDM
 YEAR BUILT 1985

SITE INFORMATION

SITE AREA 3.87 acres
 ZONING C, Commercial
 PARKING 147 surface spaces
 SIGNAGE Monument at road and on Bldg
 VISIBILITY Excellent
 FRONTAGE 395' on CT-153
 HWY ACCESS CT-9 Exit 3, I-95 Exit 65
 TRAFFIC COUNT 11,253 ADT

EXPENSES

RE TAXES Tenant Landlord
 UTILITIES Tenant Landlord
 INSURANCE Tenant Landlord
 MAINTENANCE Tenant Landlord
 JANITORIAL Tenant Landlord
 CAM \$5.00 PSF Estimate

MECHANICAL EQUIPMENT

AIR CONDITIONING Cooled by display units
 TYPE OF HEAT Propane, Forced air
 SPRINKLERED Yes
 ELECTRIC SERVICE 600a, 240v
 LIGHTING LED/Other

UTILITIES

SEWER Septic
 WATER City
 GAS Propane

TAXES

ASSESSMENT \$2,163,200
 MILL RATE 21.81
 TAXES \$46,590.52

OTHER TENANTS

Walgreens, DG Market, Subway, Essex Wine & Spirits, SNAP Fitness, & Hong Kong Kitchen

COMMENTS

O,R&L Commercial is pleased to present 6,217± SF end cap of retail space for lease in the Bokum Center at 125 Westbrook Road, Essex, CT. The 42,719± SF shopping center is under new ownership and boasts national retailers and long-term tenancy. Great location, 1 mile from Route 9 with 11,253 ADT.

DIRECTIONS

I-95 exit 69 to CT-9N exit 3, take CT-153 S for 1.1 miles, Shopping Center is on the right.

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 - Shopping
 - Banking
 - Dining



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