

FOR SUBLEASE | 3,200± SF RETAIL / BANK SPACE DRIVE-THRU | SIGNALIZED INTERSECTION | TRAFFIC: 10,500 ADT



176 Newington Road, West Hartford, CT 06110

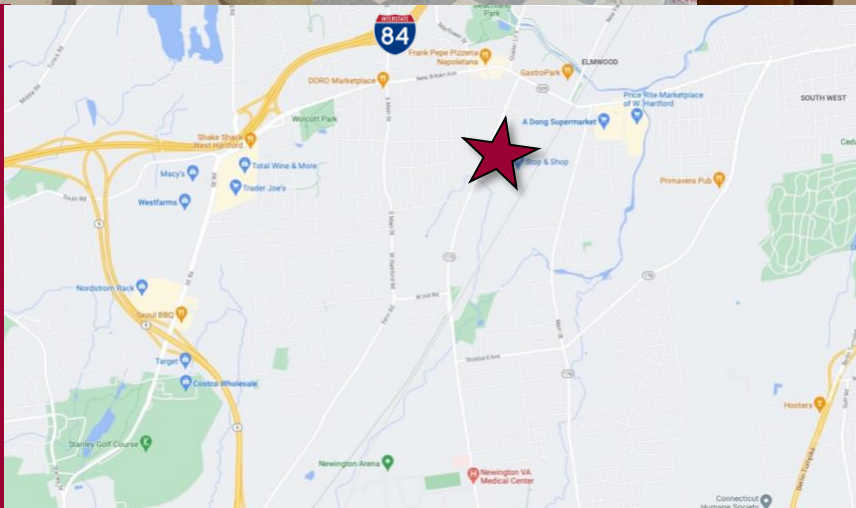
SUBLEASE RATE: \$18/SF NNN | SUBLEASE EXPIRES ON JUNE 30, 2026

Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 3,200± SF Building
- 1 Story
- 14.68 Acres
- 23 Parking Spaces
- Drive-thru with 2 lanes
- Pylon Signage
- Zoning: IG
- Traffic: 10,500 ADT
- Signalized Intersection
- I-84, Exit 42
- Many area amenities

For more information contact: Thomas Wilks | 860.761.6018 | twilks@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

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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 3,200± SF
 AVAILABLE AREA 3,200± SF
 NUMBER OF FLOORS 1
 CONSTRUCTION Masonry
 ROOF TYPE Flat, Built Up
 YEAR BUILT 2011

SITE INFORMATION

SITE AREA 14.68 Acres
 ZONING IG
 PARKING 23 spaces
 SIGNAGE Pylon
 VISIBILITY Excellent
 HWY.ACCESS I-84, Exit 42
 TRAFFIC COUNT 10,500 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
 TYPE OF HEAT Gas, Forced Hot Air
 SPRINKLERED None
 ELECTRIC Yes

UTILITIES

SEWER Public
 WATER Public
 GAS Yes

AREA RETAIL Stop & Shop, Dollar Tree, & Crazy
 Bruce's Liquors

COMMENTS Former Bank.

DIRECTIONS I-84, Exit 42. Right onto Trout
 Brook Dr. Right onto Quaker Ln S.
 Left onto New Britain Ave. Right
 onto Newington Rd. Left into Plaza.

EXPENSES

RE TAXES Tenant Landlord
 UTILITIES Tenant Landlord
 INSURANCE Tenant Landlord
 MAINTENANCE Tenant Landlord
 JANITORIAL Tenant Landlord
 CAM \$15,400
 RE TAXES \$16,400
 UTILITIES \$6,000

Property Highlights

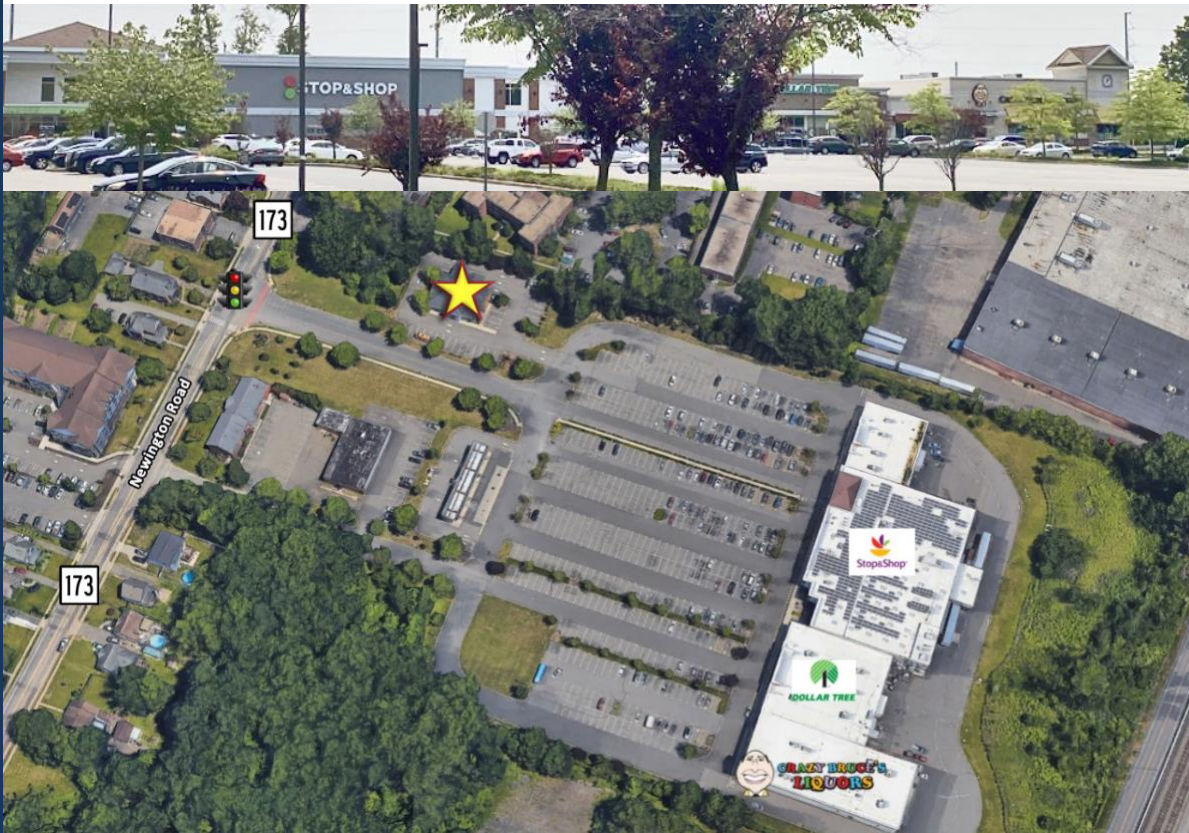
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- Signalized Intersection
- I-84, Exit 42
- Many area amenities
 - Shopping
 - Banking
 - Dining



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