

# FOR LEASE | MULTIPLE RETAIL SPACES

## FORMER DRY CLEANERS & SMOKE SHOP | TRAFFIC COUNT: 6,200 ADT

824 East Center Street, Wallingford, CT 06492

DRY CLEANER (1,900 SF) LEASE RATE: \$2,700/MO (\$17.05/SF)

SMOKE SHOP (1,680 SF) LEASE RATE: \$2,300/MO (\$16.42/SF)

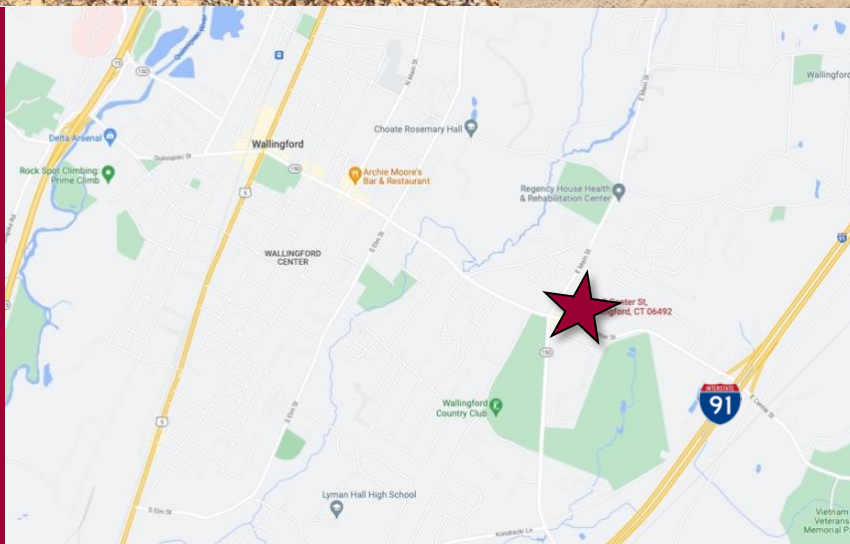


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Commercial Firms in U.S.



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### Property Highlights

- 18,516± SF Retail Plaza
- 2 Spaces Available
  - 1,900± SF (Shell Space)
  - 1,680± SF
- 1.62 Acres
- Signage: On-Building
- Ample Parking
- Zoning: CA12
- Excellent Visibility
- Traffic: 6,200 ADT
- I-91, Exit 14
- Many area amenities

For more information contact: Kyleigh Caron | 860-761-6004 | [kcaron@orlcommercial.com](mailto:kcaron@orlcommercial.com)

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### BUILDING INFORMATION

GROSS BLD. AREA 18,516± SF  
AVAILABLE AREA 1,900± SF (Shell Space)  
1,680± SF  
NUMBER OF FLOORS 1  
CONSTRUCTION Concrete / Block  
ROOF TYPE Flat, Tar & Gravel  
YEAR BUILT 1974

### SITE INFORMATION

SITE AREA 1.62 Acres  
ZONING CA12  
PARKING Ample  
SIGNAGE On-Building  
VISIBILITY Excellent  
HWY.ACCESS I-91, Exit 14  
TRAFFIC COUNT 6,200 ADT

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Forced Air-Duc  
SPRINKLERED TBD  
ELECTRIC SERVICE Separately Metered

### UTILITIES

SEWER Public  
WATER Public  
GAS Yes

### OTHER TENANTS

Carinis Pizzeria, Launderette,  
Cheek's Chicken, Hong Kong  
Chinese Restaurant, Nisa's  
Convenience & Smoke Shop, Sun  
Nail Salon

### EXPENSES

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

**AREA RETAIL** Eastside Spirit Shoppe, Subway, East Side Pizza, East Center Market, Cousins Cafe

**COMMENTS** 1,900 SF (Dry Cleaners) & 1,680 SF (Smoke Shop) in-line retail spaces. Minutes from I-91.

**DIRECTIONS** I-91, Exit 14. Turn Right onto E Center St. Property is on the Right.

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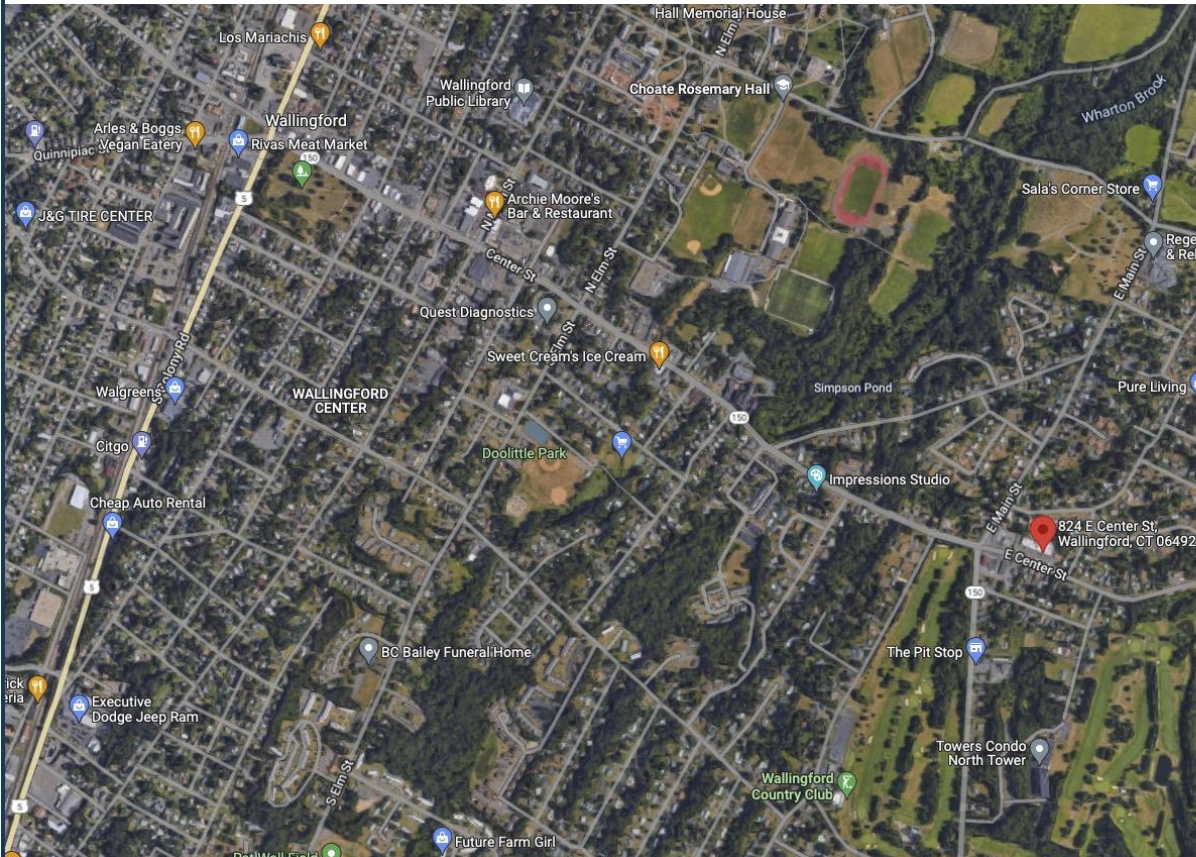
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  - Shopping
  - Banking
  - Dining



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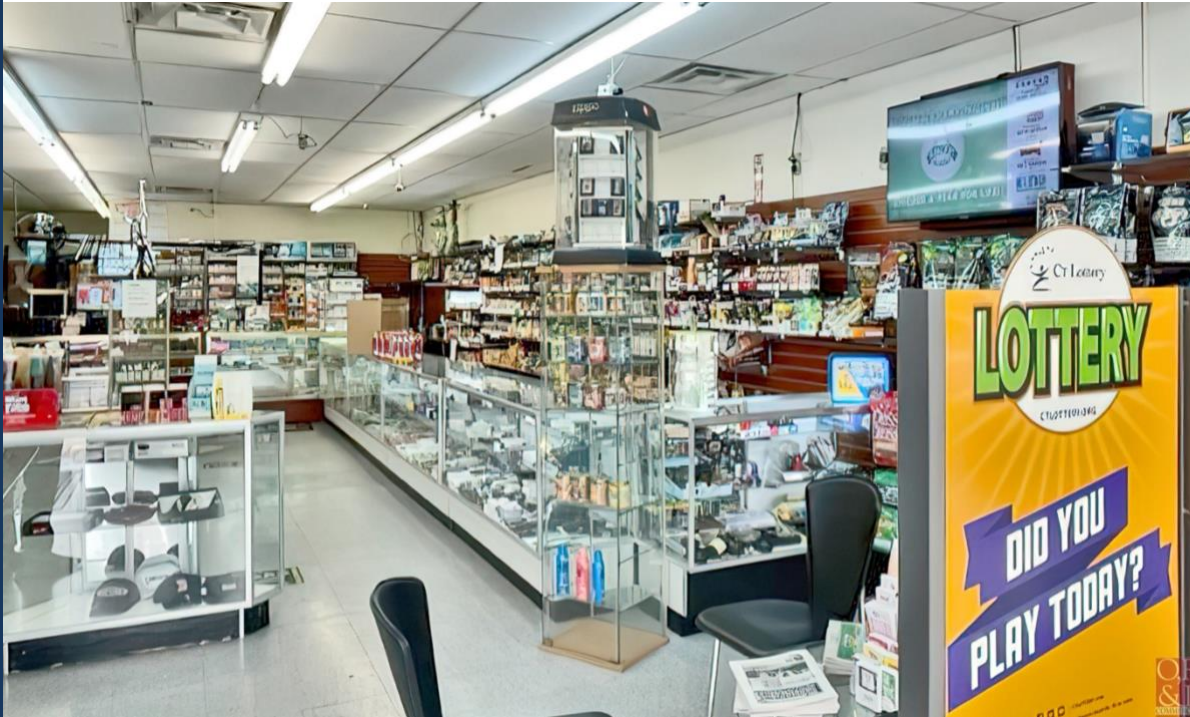
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### FORMER SMOKE SHOP: 1,680± SF



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## FORMER DRY CLEANERS, BAKERY & SMOKE SHOP | TRAFFIC COUNT: 6,200 ADT

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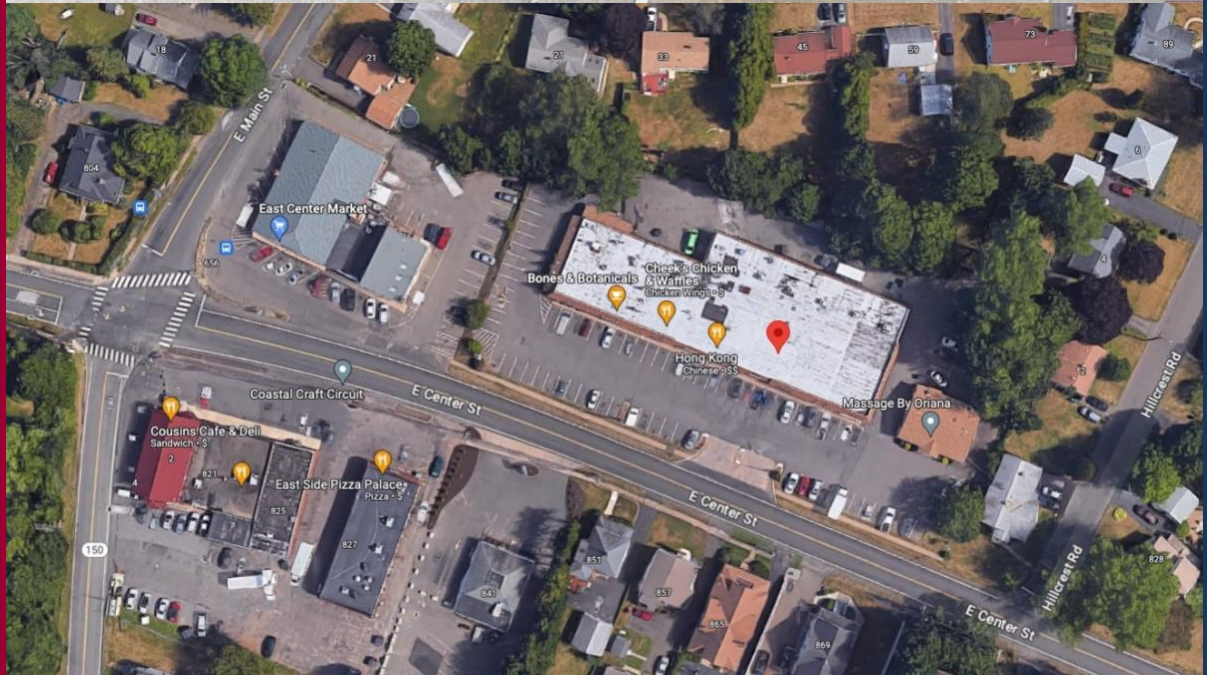
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### FORMER DRYCLEANERS: 1,900± SF



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