

FOR LEASE | 2,200± SF RETAIL/OFFICE SPACE

Saybrook Corners

373 East Main Street, Middletown, CT 06457

LEASE RATE: \$8.00/SF NNN

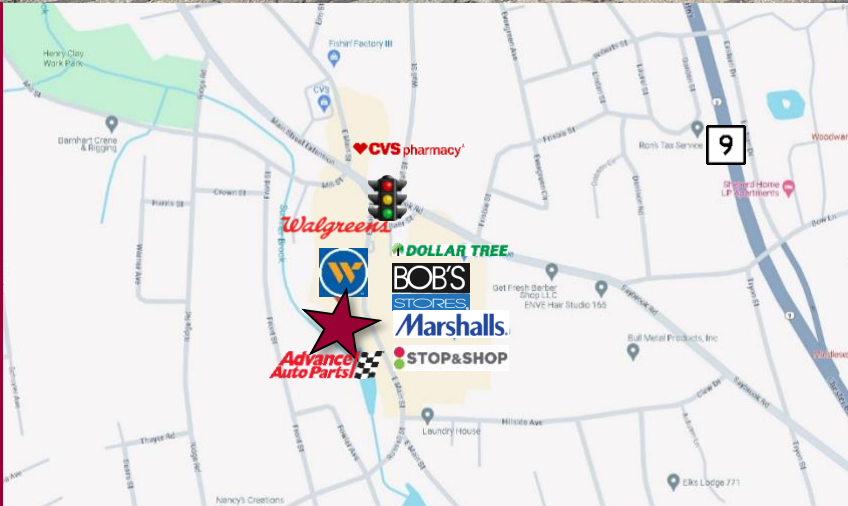


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 2,200 SF Available
- 16,694 SF Building
- 1 story
- Signalized Intersection
- 5.49 acres
- MX1 Zone
- 112 parking spaces
- Directly across from Stop & Shop Plaza
- Join Walgreens & Advanced Auto Parts

For more information contact: Luke Massirio | 860.761.6016 | lmassirio@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	16,694 SF
AVAILABLE AREA	2,200 SF
MAX CONTIGUOUS AREA	2,200 SF
WILL SUBDIVIDE TO	2,200 SF
NUMBER OF FLOORS	1
CONSTRUCTION	Brick Masonry
ROOF TYPE	Flat Tar & Gravel
YEAR BUILT	1994

SITE INFORMATION

SITE AREA	5.49 acres
ZONING	MX1
PARKING	112 parking spaces
SIGNAGE	On-building and Pylon
VISIBILITY	Excellent on E Main St
FRONTAGE	197'
HWY.ACCESS	Rt. 9
TRAFFIC COUNT	4,884 ADT E Main 12,736 ADT Saybrook Rd

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- MX1 Zone
- 112 parking spaces
- Directly across from Stop & Shop Plaza
- Join Walgreens & Advanced Auto Parts
- Many area amenities
 - Shopping
 - Banking
 - Dining

MECHANICAL EQUIPMENT

AIR CONDITIONING	100% A/C
TYPE OF HEAT	Gas, Forced Air
SPRINKLERED	100% Wet
ELECTRIC SERVICE	TBD

UTILITIES

SEWER	City
WATER	City
GAS	Yes

OTHER TENANTS

Advanced Auto Parts
Walgreens
Webster Bank

EXPENSES

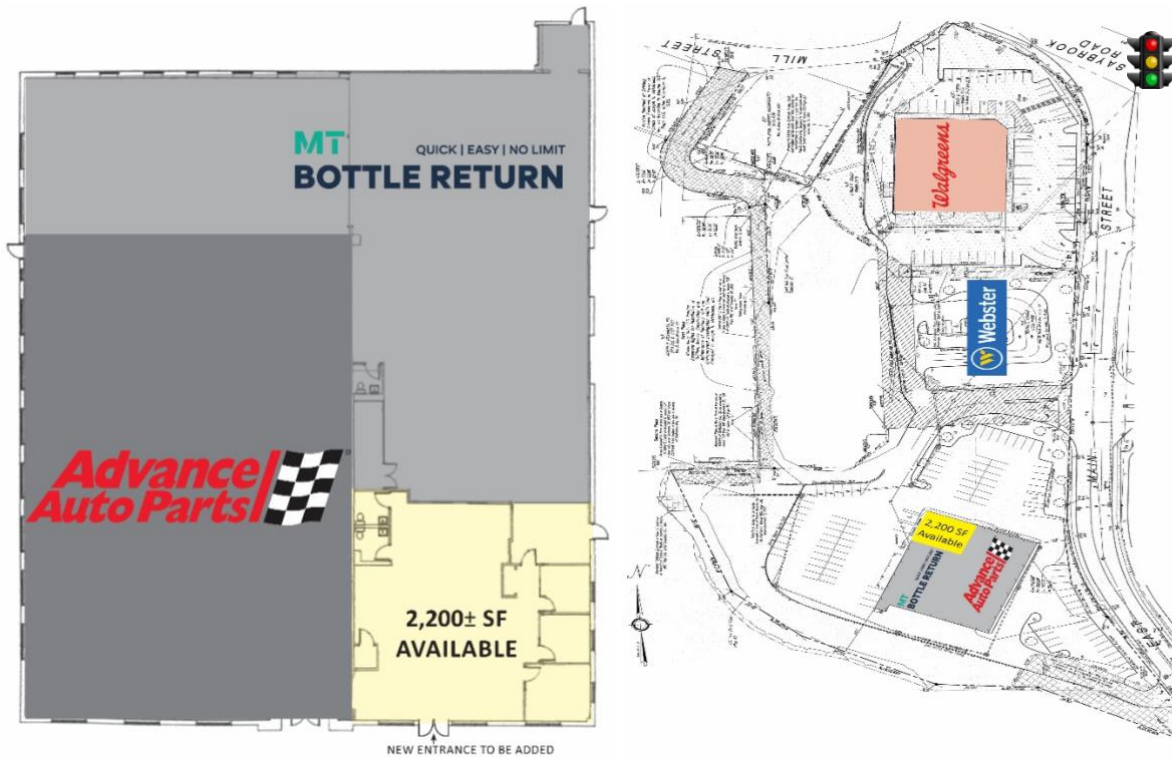
RE TAXES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
MAINTENANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord

AREA RETAIL

Dollar Tree, Marshall's,
Stop & Shop, Bob's Stores
CVS

COMMENTS Directly across from Stop & Shop Plaza. Separate entrance will be added for this space.

DIRECTIONS Rt. 9 South to Exit 23, Left on deKoven Dr. Left on E Main St. Property will be on right.



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