

FOR LEASE | 1,445± SF & 1,461± SF RETAIL SPACES

TRAFFIC COUNT: 11,900 ADT | SIGNALIZED INTERSECTION

1 South Main Street, Marlborough, CT 06447

LEASE RATE: \$24.75/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



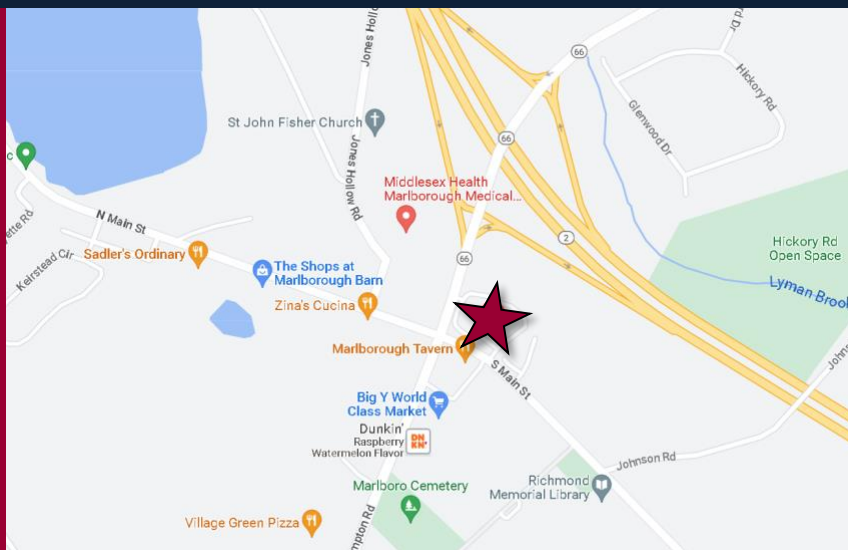
The landlord intends to remodel the building to look similar to 5 South Main Street. (shown right).

The owner is also willing to expand the existing building or to demolish the building and build a new 10,000± SF one story retail building.



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Property Highlights

- 3,528± SF Retail Building
- Available:
 - 1,445± SF & 1,461± SF
- 1 Story
- Signage:
 - On-Building / Pylon
- 2.98 Acres
- Ample Parking
- Frontage: 628'
- Zoning: VCD
- Traffic: 11,900 ADT

For more information contact: **Robert Gaucher** | 860-761-6007 | bgaucher@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
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BUILDING INFORMATION

GROSS BLD. AREA 3,528± SF
AVAILABLE AREA 1,445± SF & 1,461± SF
NUMBER OF FLOORS 1
CONSTRUCTION Wood Frame
ROOF TYPE Gable, Asphalt Shingle
YEAR BUILT 1930
RENOVATED TBD

SITE INFORMATION

SITE AREA 2.98 Acres
ZONING Village Center District
PARKING Ample
SIGNAGE On-Building / Pylon
VISIBILITY Excellent
FRONTAGE 628'
HWY.ACCESS Route 2, Exit 13
TRAFFIC COUNT 11,900 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Oil, Hot Water
SPRINKLERED None
ELECTRIC SERVICE TBD

UTILITIES

SEWER Public
WATER Public
GAS No

AREA RETAIL

Dunkin', Big Y, Village
Green Pizza, Country
Roads Wine & Spirits,
3 Fella's Pizza

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord
NNN's \$6.50/SF

COMMENTS Former Subway.

DIRECTIONS Route 2, Exit 13. Right onto E Hampton Rd. Left onto S Main St. Property on Left.

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 - Shopping
 - Banking
 - Dining



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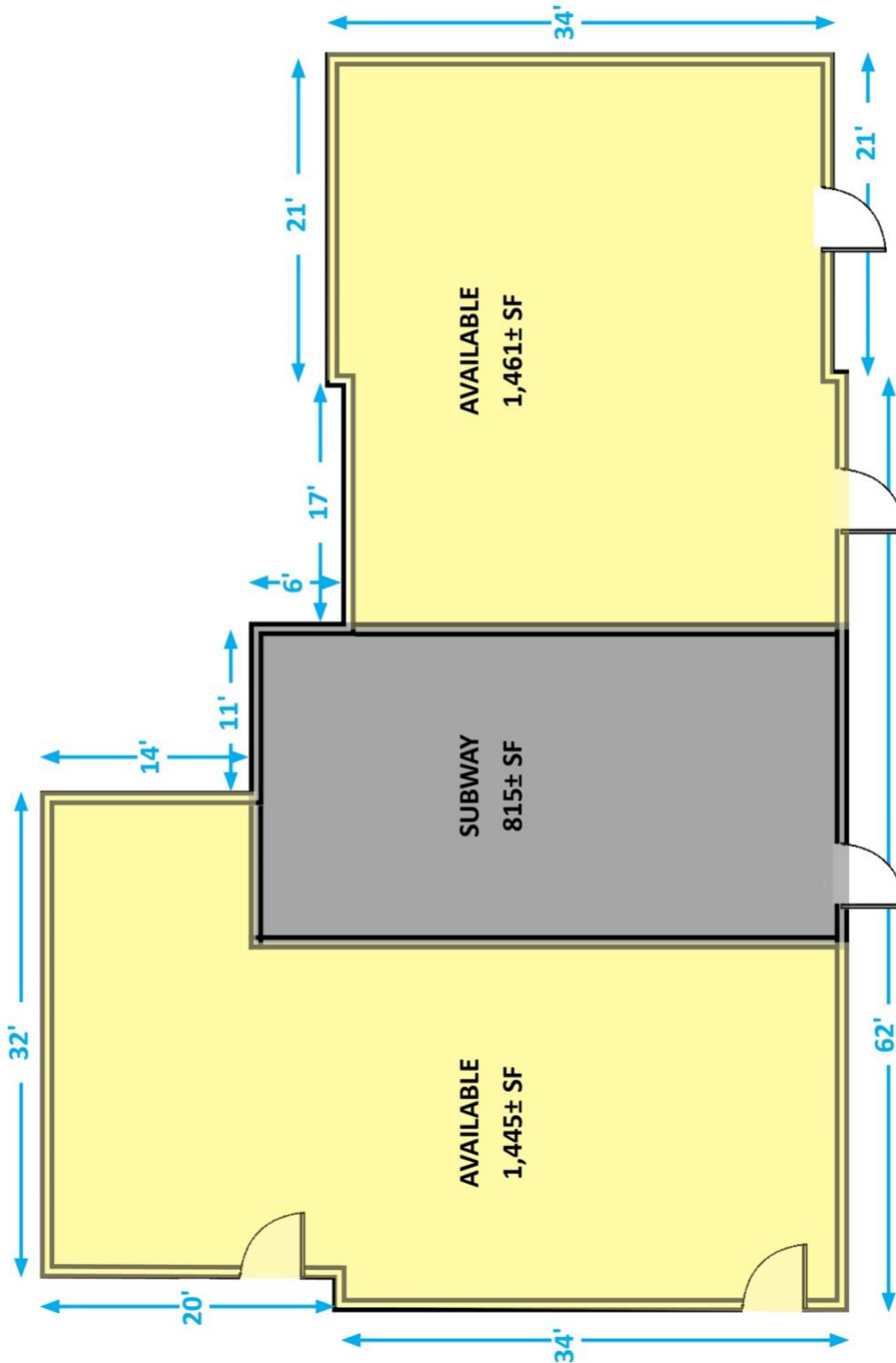
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