

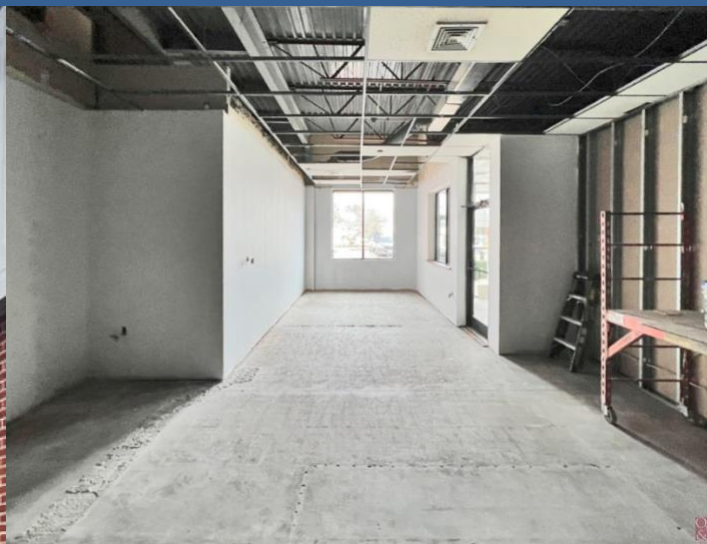
FOR LEASE | 1,500± SF RETAIL/MEDICAL SPACE HIGHLY VISIBLE PLAZA WITH HIGH TRAFFIC COUNT

58 East Street, Plainville, CT 06062

LEASE RATE: \$12.00/SF NNN PLUS 1 MONTH FREE

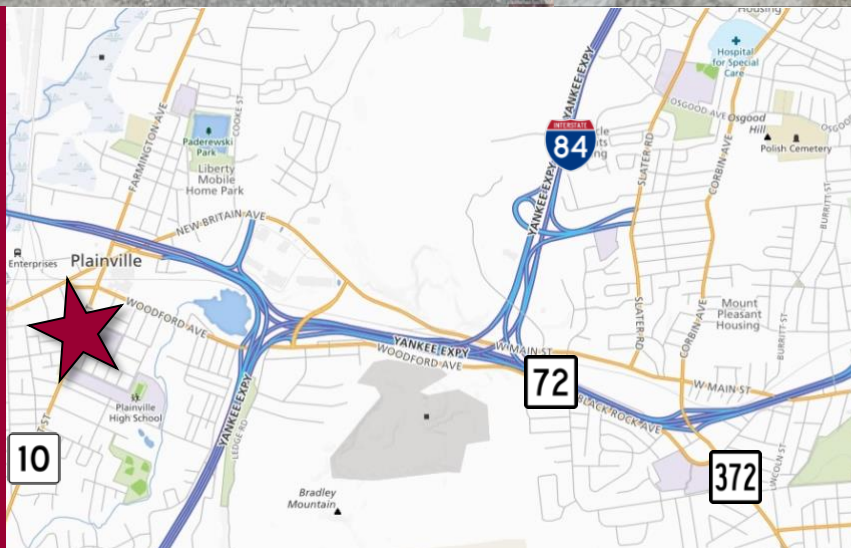


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Property Highlights

- 1,500± SF available
- 90% Occupancy
- 1 Story on 1.93 acres
- Newly Renovated
- Zoning: GC
- Traffic: 17,000 ADT
- 110 parking spaces
- Excellent visibility on Rt. 10
- Easy access to I-84, Rt. 72

For more information contact: [Luke Massirio](mailto:Luke.Massirio@orlcommercial.com) | 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
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BUILDING INFORMATION

GROSS BLD. AREA	23,000± SF
AVAILABLE AREA	1,500± SF
MAX CONTIGUOUS AREA	1,500± SF
OCCUPANCY	85%
NUMBER OF FLOORS	1
BASEMENT	Full basement
LOADING DOCKS	Potential dock
CONSTRUCTION	Brick and concrete block
ROOF TYPE	Flat Tar& Gravel, new roof
YEAR BUILT	1957, renovated 2017

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central
TYPE OF HEAT	Gas, Hot Air
SPRINKLERED	None
ELECTRIC SERVICE	600 amp Units metered separately

OTHER TENANTS Advanced Auto Parts, Silas Deane Pawn, Subway, Practice Fusion Center

AREA RETAIL McDonalds, Rite Aid, Domino's, IGA Supermarket, Kohl's, Lowe's

COMMENTS Last space available in newly renovated retail plaza. New HVAC, new roof.

DIRECTIONS I-84 W, Exit 33, Rt. 72 W, Exit 2 New Britain Ave. Left on Rt. 372. Left on Rt. 10/East St.

SITE

SITE AREA	1.93 acres
ZONING	GC
PARKING	110 spaces, 5.78/1000
SIGNAGE	On building
VISIBILITY	Excellent on Route 10
HWY.ACCESS	Rt. 10 and I-84
TRAFFIC COUNT	17,000 ADT

UTILITIES

SEWER/WATER	City
GAS	Yes

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

Property Highlights

- 1,500± SF available
- Prominent retail plaza
- 1 Story on 1.93 acres
- Newly Renovated
- Zoning: GC
- Traffic: 17,000 ADT
- 110 parking spaces
- Demographics
 - > 50,000 people within a three-mile radius
 - > \$75,000 average household income
- Excellent visibility
- Easy access to I-84, Rt. 72, and Rt. 372
- Many area amenities
 - Shopping, Banking, Dining



Scan the QR Code below with a barcode scanner on your smart phone to access our website.



FIND US ON



EAST STREET ROUTE 10

EAST MAIN STREET

LOT AREA 1.93 ACRES

EXISTING BUILDING
#58 EAST STREET

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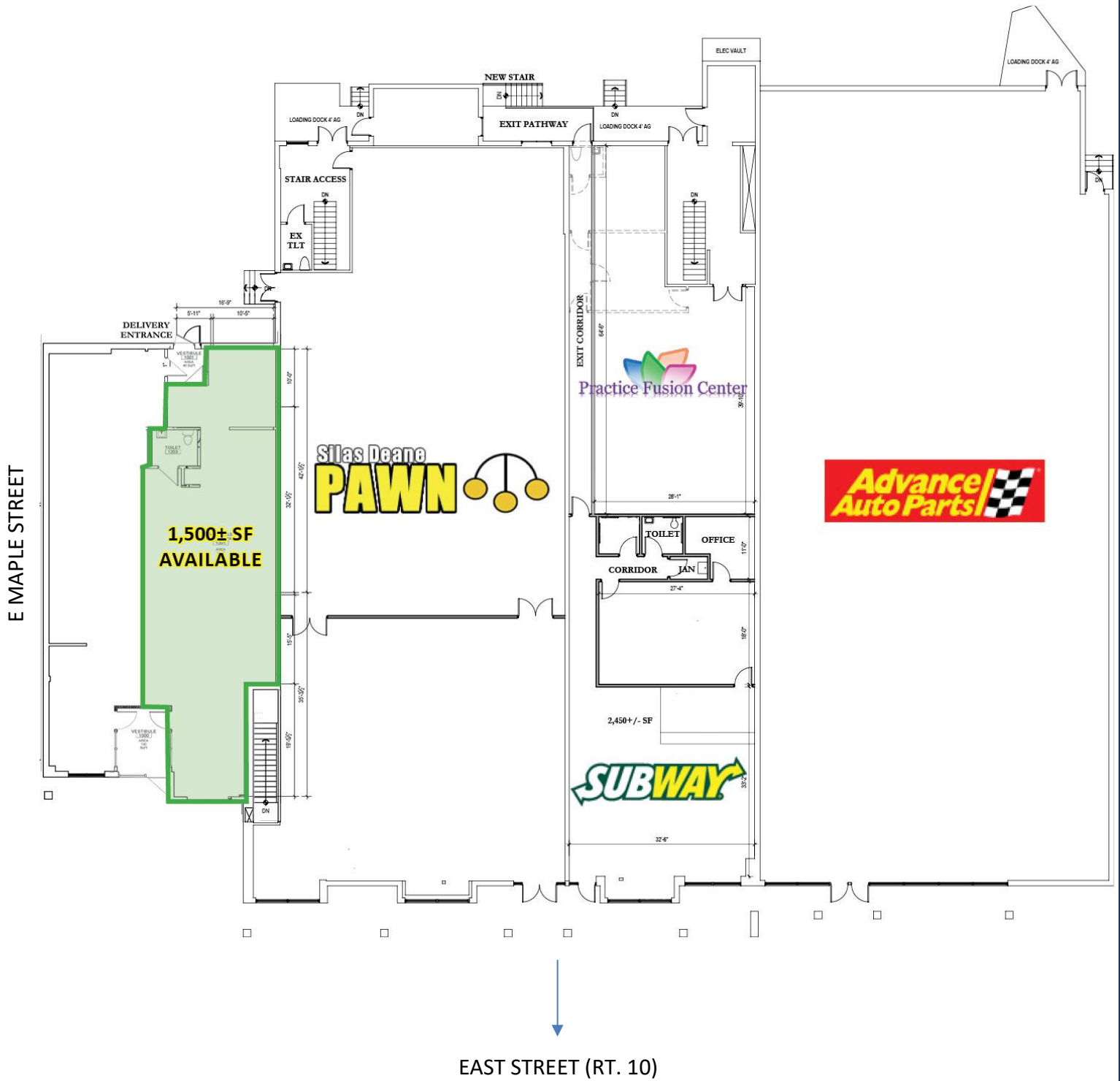


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