

FOR SALE | 79,813± SF RETAIL PLAZA WITH 3 BUILDINGS

DENNY'S RESTAURANT: 5,000± SF | RETAIL/BANK w/Drive-thru: 6,000± SF | RETAIL: 68,813± SF



Ranked in Top 50 Commercial Firms in U.S.

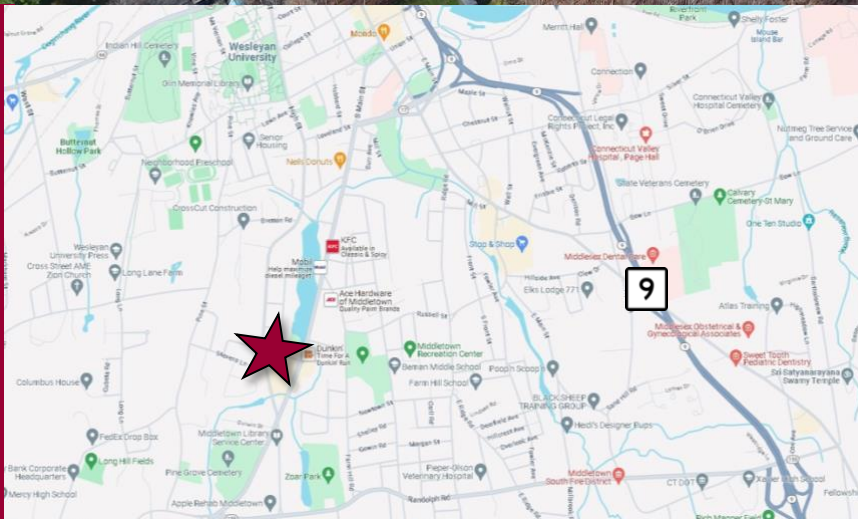
635-655 S Main Street, Middletown, CT 06457

100 % OCCUPIED | SALE PRICE: \$7,895,000 | 8% CAP Rate



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Property Highlights

- Retail Plaza with 3 Buildings
 - 645-651 S Main: 68,813± SF
 - 635 S Main: 6,000± SF
 - 655 S Main: 5,000± SF
- 6.00 Acres in B-2 Zone
- Signage:
 - Pylon / On-Building
- Traffic: 13,100 ADT
- Excellent Visibility
- Route 9, Exit 21
- Many area amenities

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
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BUILDING INFORMATION

GROSS BLD. AREA	79,813± SF in 3 buildings
AVAILABLE AREA	79,813± SF in 3 buildings
SPACE BREAKDOWN	Bldg 1: 68,813± SF plus 6,525± SF mezzanine
	Bldg 2: 6,000± SF
	Bldg 3: 5,000± SF
LOADING DOCKS	1 dock
DRIVE-IN DOORS	N/A
CONSTRUCTION	Masonry
ROOF TYPE	Flat, Tar & Gravel
YEAR BUILT	1956, 1996, 1998

SITE INFORMATION

SITE AREA	6.00 Acres
ZONING	B-2
PARKING	Ample
SIGNAGE	Pylon / On-Building
VISIBILITY	Excellent
FRONTAGE	505'
HWY.ACCESS	Route 9, Exit 21
TRAFFIC COUNT	13,100 ADT

UTILITIES

SEWER	City
WATER	City
GAS	Yes

TAXES

ASSESSMENT	\$4,813,980
MILL RATE	35.1
TAXES	\$168,971

MECHANICAL EQUIPMENT

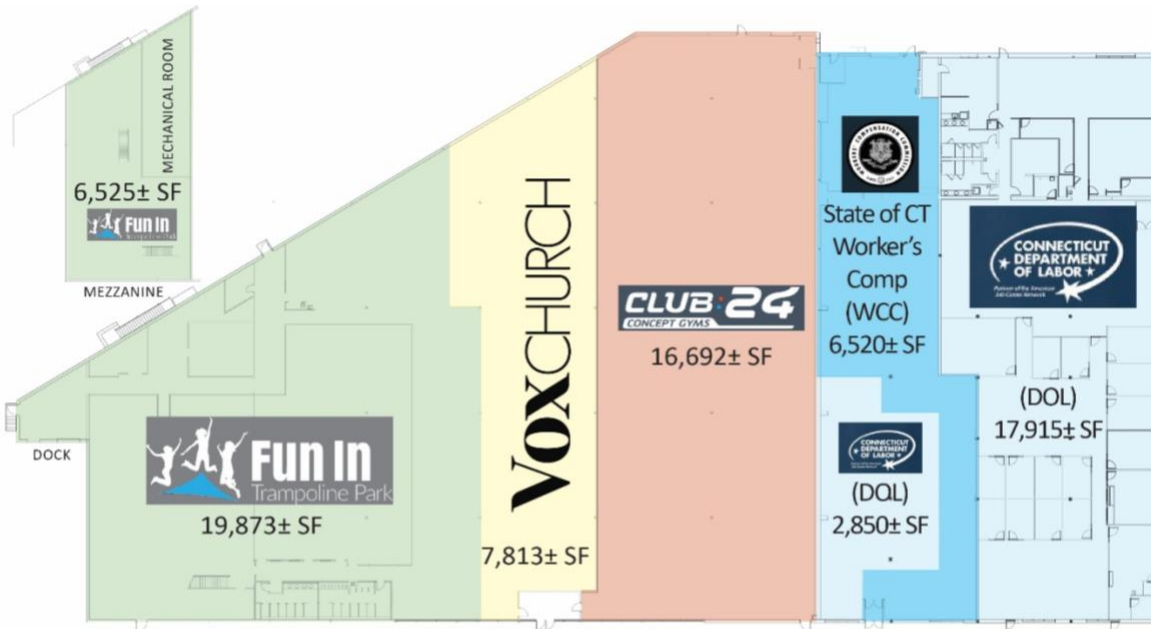
AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Forced Air
SPRINKLERED	Partial, Wet
ELECTRIC SERVICE	TBD

OTHER TENANTS Fun in Trampoline Park, Club 24, Vox Church, Jerry's Pizza, CT DOL, Seasons Credit Union

AREA RETAIL Key Chevrolet, Dunkin', McDonald's, Pizza Palace, 24-Hour Car Wash, Clockwork Tattoo

COMMENTS Fully Leased Shopping Plaza with State of CT, Denny's, and 24 Hour Fitness Club.

DIRECTIONS Rt 9, Exit 21. Left on Randolph Rd (Rt. 155). Right on S Main St (Rt. 17). Property on left.



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- Excellent Visibility
- Route 9, Exit 21
- Many area amenities
 - Shopping
 - Banking
 - Dining



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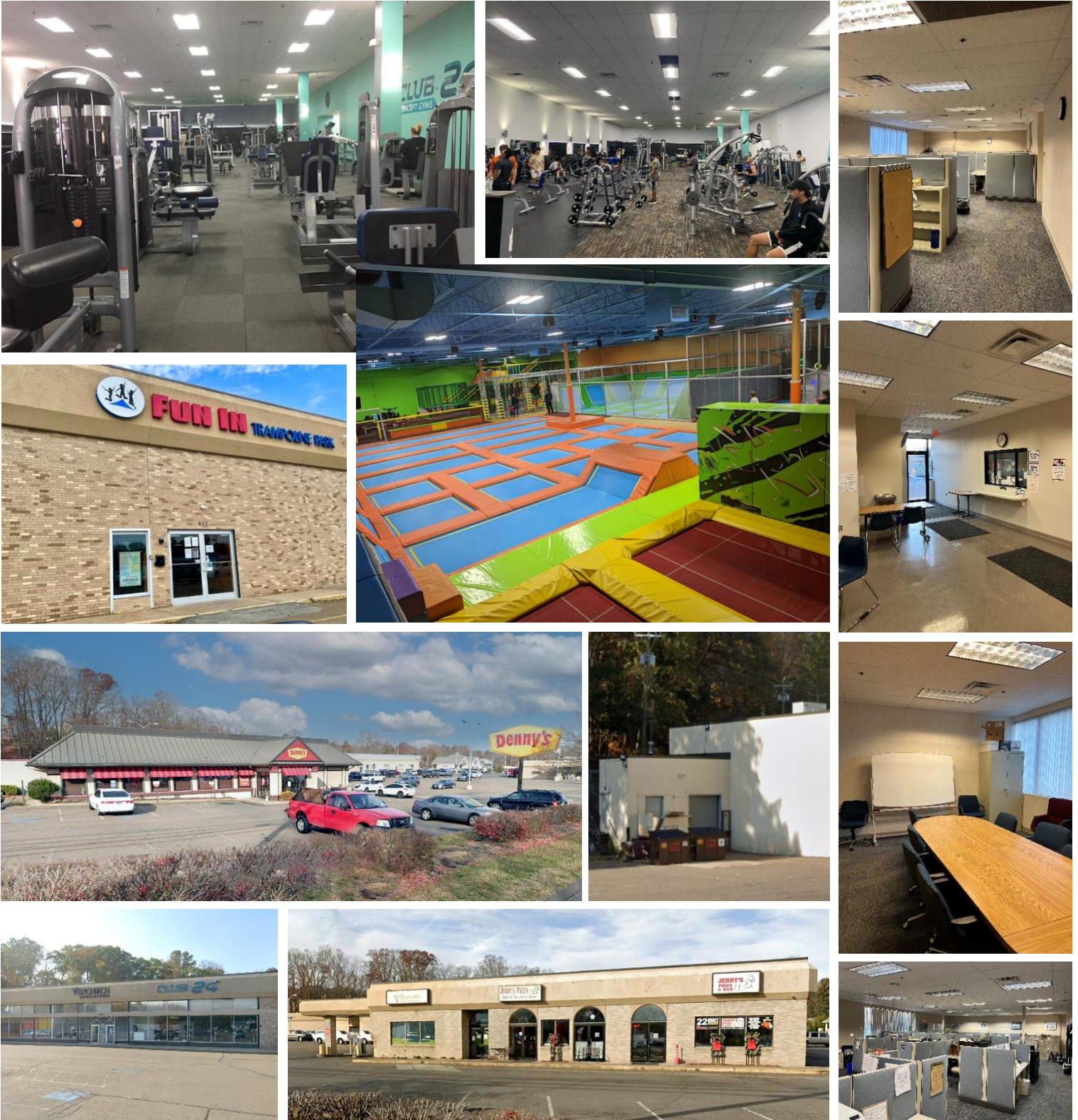
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