

INVESTMENT OPPORTUNITY | 25,759± SF RETAIL BLDG

2 TENANTS - DOLLAR GENERAL AND MHQ – Long term leases in place

750 Newfield Street, Middletown, CT 06457

ADJUSTED SALE PRICE: \$3,595,000 (7.64% CAP)



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 25,759± SF (5,499± SF addition)
- 1-story Retail / Flex Building
- Built in 1974, ren. in 2012
- 3.31 acres in the NPC Zone
- High Traffic Retail Area (15,463 ADT)
- Stable Tenants with long history of occupancy and significant lease terms with renewal options.

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2 TENANTS - DOLLAR GENERAL AND MHQ



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
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	25,579± SF (inc. 5,499± SF Addition)
LEASABLE AREA	25,579± SF
SPACE BREAKDOWN	9,855± SF – Dollar General 15,904± SF – MHQ
OCCUPANCY LEVEL	100%
NUMBER OF FLOORS	1
CLEAR HEIGHT	13' - 16'
LOADING DOCKS	N/A
DRIVE-IN DOORS	8 Drive-in Doors
CONSTRUCTION	Masonry/Concrete Block and Steel
ROOF TYPE	Metal/Tin
YEAR BUILT	1974, renovated 2012

MECHANICAL EQUIPMENT

AIR CONDITIONING	Partial
TYPE OF HEAT	Hot Air, Gas
SPRINKLERED	No
ELECTRIC SERVICE	400 amp

SITE INFORMATION

SITE AREA	3.31 acres
ZONING	NPC
PARKING	62 parking spaces
SIGNAGE	On-building/Pylon
VISIBILITY	Excellent on Rt. 3
FRONTAGE	259' on Rt. 3
HWY.ACCESS	I-91, Rt. 9 and Rt. 3
TRAFFIC COUNT	15,463 ADT

UTILITIES

SEWER	City
WATER	City
GAS	Yes

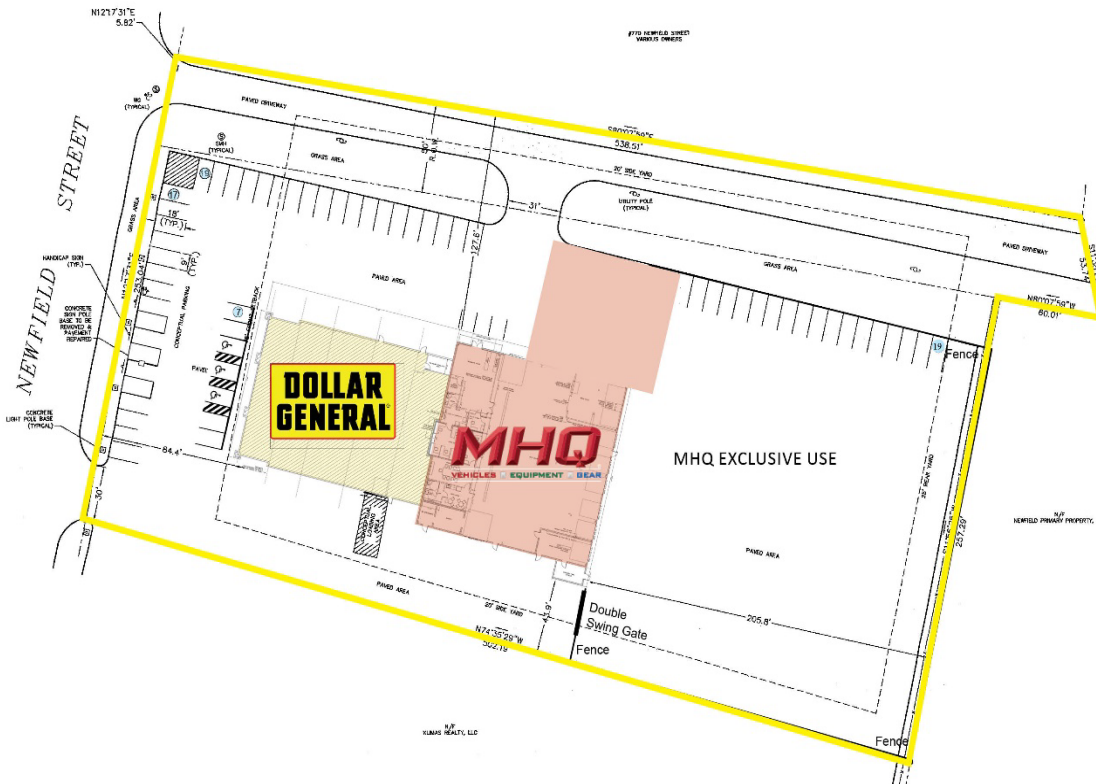
TAXES

ASSESSMENT	\$1,538,030
MILL RATE	Town 28.30 District 6.8
TAXES	\$53,984.86

AREA RETAIL Dunkin Donuts, Tractor Supply, CT Self-Stor, Middletown Toyota, Best Cleaners, etc.

COMMENTS The building retains two sticky tenants that have held occupancy for 10 years. The tenants have since exercised early renewal options (DG & MHQ) and expansion (MHQ).

DIRECTIONS Rt. 9 to Exit 19, right on West St./Rt. 372 then left on Shunpike Rd./Rt. 3. Newfield is on left.



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