

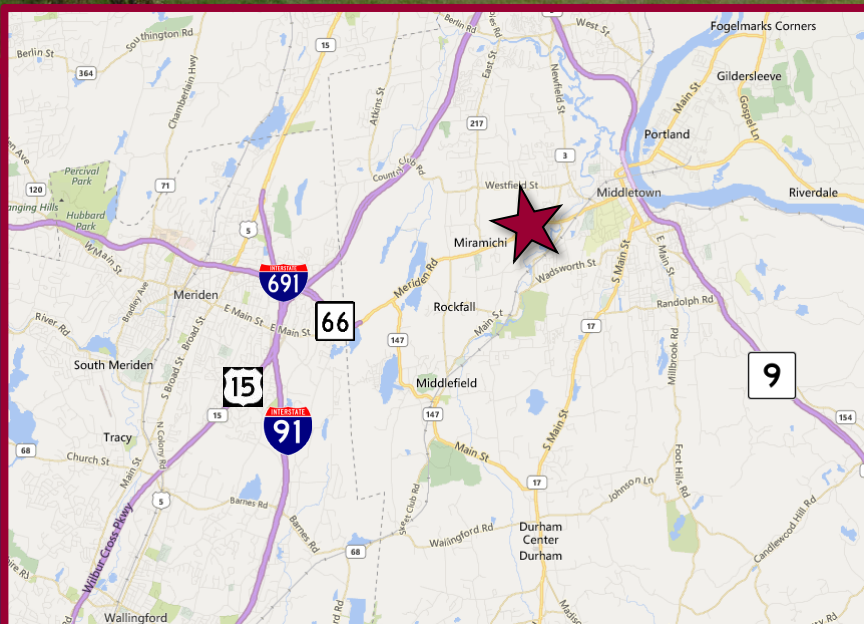
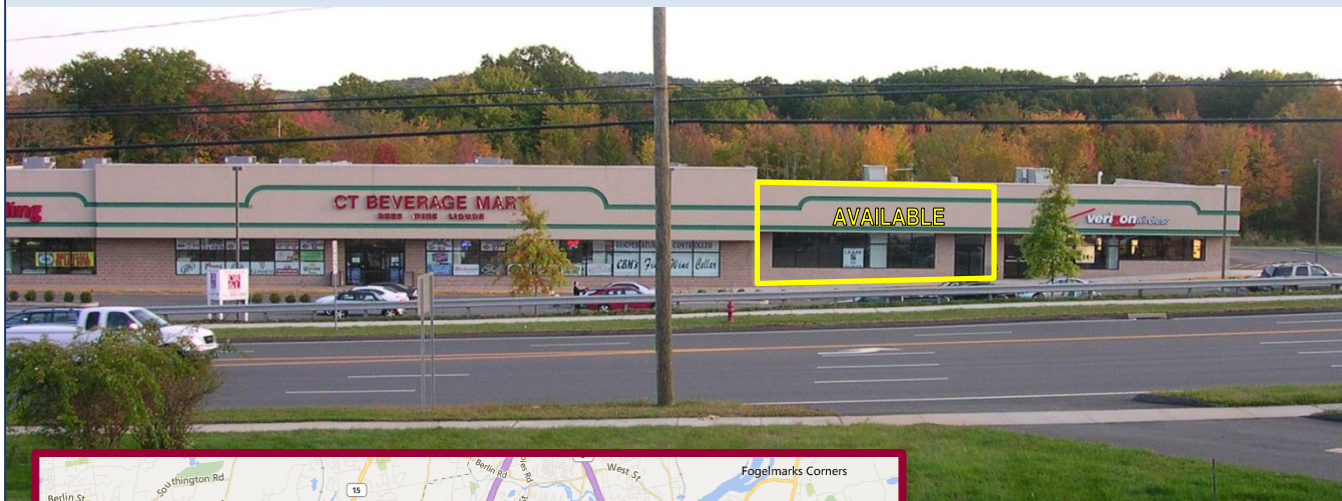
**LEASE RATE
\$18/SF NNN**

RETAIL SPACE FOR LEASE

955 Washington Street, Middletown, CT 06457



O,R&L Commercial is pleased to present 4,000± SF of retail space (divisible to 2,000 SF) in this very active retail center, the CT Beverage Mart Plaza, located at 955 Washington Street (Route 66) in Middletown, CT. Located at a traffic light, there is great visibility on Route 66 with an average daily traffic count of 29,000±. The plaza is anchored by Connecticut Beverage Mart, Better Bedding and Verizon Wireless. Zoned for any retail use. Call Toby Brimberg for additional information.



FOR LEASE

4,000± SF
(Divisible to 2,000± SF)

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



Connect with us:



For more information contact:

Toby Brimberg

203-640-5575 (cell)

203-643-1116 (office)

tbrimberg@orlcommercial.com

2 Summit Place
Branford, CT 06405

Tel: (203) 488-1555

Fax: (203) 315-4046

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&L
COMMERCIAL**

www.orlcommercial.com

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

RETAIL SPACE FOR LEASE

955 Washington Street, Middletown, CT 06457



BUILDING INFORMATION:

GROSS BLDG AREA: 32,160± SF
 AVAILABLE SPACE: 4,000± SF
 WILL SUBDIVIDE TO: 2,000± SF
 NUMBER OF FLOORS: 1
 CEILING HEIGHT: 10'
 CONSTRUCTION: Masonry
 ROOF TYPE: Tar & Gravel
 YEAR BUILT: 1995 / Renovated 2006

MECHANICAL EQUIPMENT:

AIR CONDITIONING: Central air
 TYPE OF HEAT: Gas, Forced air
 SPRINKLERED: Yes, wet

TRAFFIC VOLUME: 29,000± ADT

TENANTS: CT Beverage Mart, Verizon Wireless, Better Bedding & Goodwill

COMMENTS: 4,000± SF (divisible to 2,000± SF) available for Lease in very active retail center in the highly visible CT Beverage Mart Plaza located at a traffic light on Route 66.

DIRECTIONS: Route 9 or I-691 to Route 66 to the CT Beverage Mart plaza.

SITE:

SITE AREA: 8.39± acres
 SIGNAGE: Pylon, on building
 ZONING: B-2
 PARKING: Ample, open
 VISIBILITY: Excellent
 HWY ACCESS: Route 9 or I-691 to Route 66

UTILITIES:

SEWER: Public Connected
 WATER: Public Connected
 GAS: Public Connected

EXPENSES:

RE TAXES: (X) Tenant () Landlord
 UTILITIES: (X) Tenant () Landlord
 INSURANCE: (X) Tenant () Landlord
 MAINTENANCE: (X) Tenant () Landlord
 JANITORIAL: (X) Tenant () Landlord

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Property Highlights

- 4,000± SF available
- Divisible to 2,000± SF
- Active retail center
- Located at a traffic light
- Ample open parking
- Zoning: B-2
- 29,000 ADT
- Excellent visibility
- Easy access to Route 9, I-691, I-91 or Route 15

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