

FOR LEASE | 600± SF STREET LEVEL RETAIL SPACE

HIGHLY VISIBLE DOWNTOWN MAIN STREET LOCATION

578 Main Street, Middletown, CT 06457

LEASE RATE: \$875/MO PLUS ELECTRIC & JANITORIAL



Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 4,588± SF building
- 600± SF Retail Space for Lease
- 0.05 acre in B-1 Zone
- 87% leased
- 3 stories
- 34' Frontage on Main Street
- High Foot Traffic
- Traffic Count: 14,200± ADT
- Many area amenities

For more information contact: Thomas Wilks | 860-761-6018 | twilks@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
Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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 4,588± SF
 AVAILABLE SQ. FT 600± SF
 OCCUPANCY LEVEL 87%
 NUMBER OF FLOORS 3
 CONSTRUCTION Clapboard/Wood Frame
 ROOF TYPE Flat, Tar & Gravel
 YEAR BUILT 1900

SITE

SITE AREA 0.05 acres
 ZONING B-1
 PARKING Metered Parking Available
 SIGNAGE On building
 HWY.ACCESS Route 9, Exit 13
 TRAFFIC COUNT 14,200± ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING None
 TYPE OF HEAT Oil, Hot Water
 SPRINKLERED None
 ELECTRIC SERVICE TBD
 ELEVATOR(S) None

UTILITIES

SEWER City
 WATER City
 GAS Available

TENANTS Finesse Cuts Barber Shop
 Phone Repair Center

EXPENSES

RE TAXES Tenant Landlord
 UTILITIES Tenant Landlord
 INSURANCE Tenant Landlord
 MAINTENANCE Tenant Landlord
 JANITORIAL Tenant Landlord

COMMENTS Street level retail located in the heart of Middletown's booming Main Street with high foot traffic.

DIRECTIONS Route 9, turn right onto Washington Street, Turn right onto Main Street (CT-66)

Property Highlights

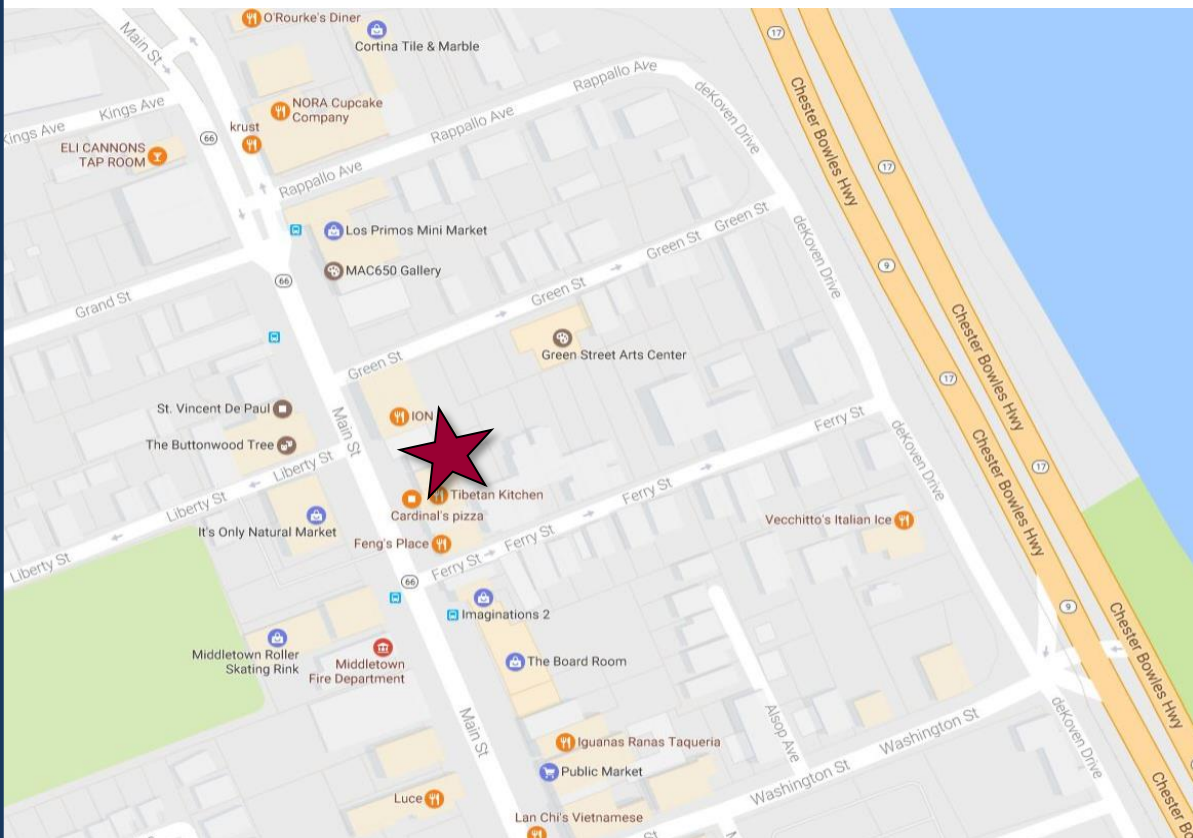
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- Many area amenities
 - Shopping
 - Banking
 - Dining



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