



Ranked in the Top 50
Commercial Firms in U.S.



FOR LEASE

58 East Street, Plainville, CT 06062

1,500± SF Inline Retail Space

LEASE RATE \$1,800/month plus utilities

1 MONTH FREE RENT

HIGHLIGHTS

- 1,500± SF Available for Lease
- 93% Occupancy in 23,000 SF Plaza
- Excellent Location
- 1-story on 1.93 acres in GC Zone
- New Roof and HVAC
- Newly Paved Parking Lot
- Highly visible with 17,000± ADT
- 110 parking spaces
- Easy access to I-84, Rt. 72, Rt. 372

CONTACT

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WWW.ORLCOMMERCIAL.COM



2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | ☎ (860) 721-7882

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | ☎ (203) 315-4046

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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

E MAPLE STREET



EAST STREET (RT. 10)



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BUILDING INFORMATION**GROSS BLD. AREA:** 23,000± SF**AVAILABLE AREA:** 1,500± SF**OCCUPANCY:** 93%**# OF FLOORS:** 1 plus full basement**LOADING DOCKS:** Potential dock**CONSTRUCTION:** Brick and concrete block**ROOF TYPE:** Flat Tar & Gravel, New**YEAR BUILT:** 1957, renovated 2017**MECHANICAL EQUIPMENT****AIR CONDITIONING:** Central, New HVAC**HEAT:** Gas Hot Air**SPRINKLERED:** None**ELECTRIC/POWER:** 600 AMP, Separately Metered Units**SITE INFORMATION****SITE AREA:** 1.93 acres**ZONING:** GC**PARKING:** 110 spaces, 5.78/1000**SIGNAGE:** On building**VISIBILITY:** Excellent on Rt. 10**FRONTAGE:** 274' on East Street**HWY ACCESS:** Rt. 10, I-84, Rt. 72, Rt. 372**TRAFFIC COUNT:** 17,000 ADT**UTILITIES****SEWER/WATER:** City**GAS:** Yes**TAXES****ASSESSMENT:** \$704,620**MILL RATE:** 29.17**TAXES:** \$20,554/annually, \$1.19/SF**EXPENSES****RE TAXES:** Tenant Landlord**UTILITIES:** Tenant Landlord**INSURANCE:** Tenant Landlord**MAINTENANCE:** Tenant Landlord**JANITORIAL:** Tenant Landlord

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

AREA RETAIL: Dunkin Donuts, CVS, Domino's, Liberty Bank, Dairy Queen, Lowe's, Marshalls

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