

FOR LEASE

1 North Main St, Southington, CT

MATTHEWS COMMERCIAL PROPERTIES



±1,360 SF 1st Floor Corner Retail Unit

\$2,900/Month + Utilities

\$23.38 PSF (NNN) | NNN: \$2.21 PSF

- Located across from Center Street, a highly active retail corridor with a strong restaurant presence and consistent foot traffic
- In-line with a mix of established retail businesses
- Traffic Count (ADT): ±13,100 vehicles per day
- Abundant natural light
- Building signage available
- Ample municipal parking
- Professionally maintained property
- Ideal for café, deli, or light food concepts
- Potential outdoor seating (subject to municipal approval)
- Former Subway and Beyond Greens location (no existing hood/venting)
- Gas heat

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BUILDING

- Total Building Area: ±7,759 SF
- Available Space: ±1,360
- Construction: Concrete block with stucco finish
- Floor: Tile
- Interior Finish: Retail build-out with open floor area, private office, and drop ceiling
- Clear Height: 10'
- Roof: Flat, EPDM Rubber
- Year Built: 1957
- Natural Light: Abundant natural light

PROPERTY

- Lot Size: 3.49 acres
- Proximity to Major Highways: Approximately 1.5 miles to I-84, and 4 miles to I-691
- Parking: Ample public parking available
- Zone: CB

MECHANICALS & UTILITIES

- Heating: Central gas-fired hot air
- Air Conditioning: Central air conditioning
- Electric Provider: Eversource
- Sewer & Water: Municipal

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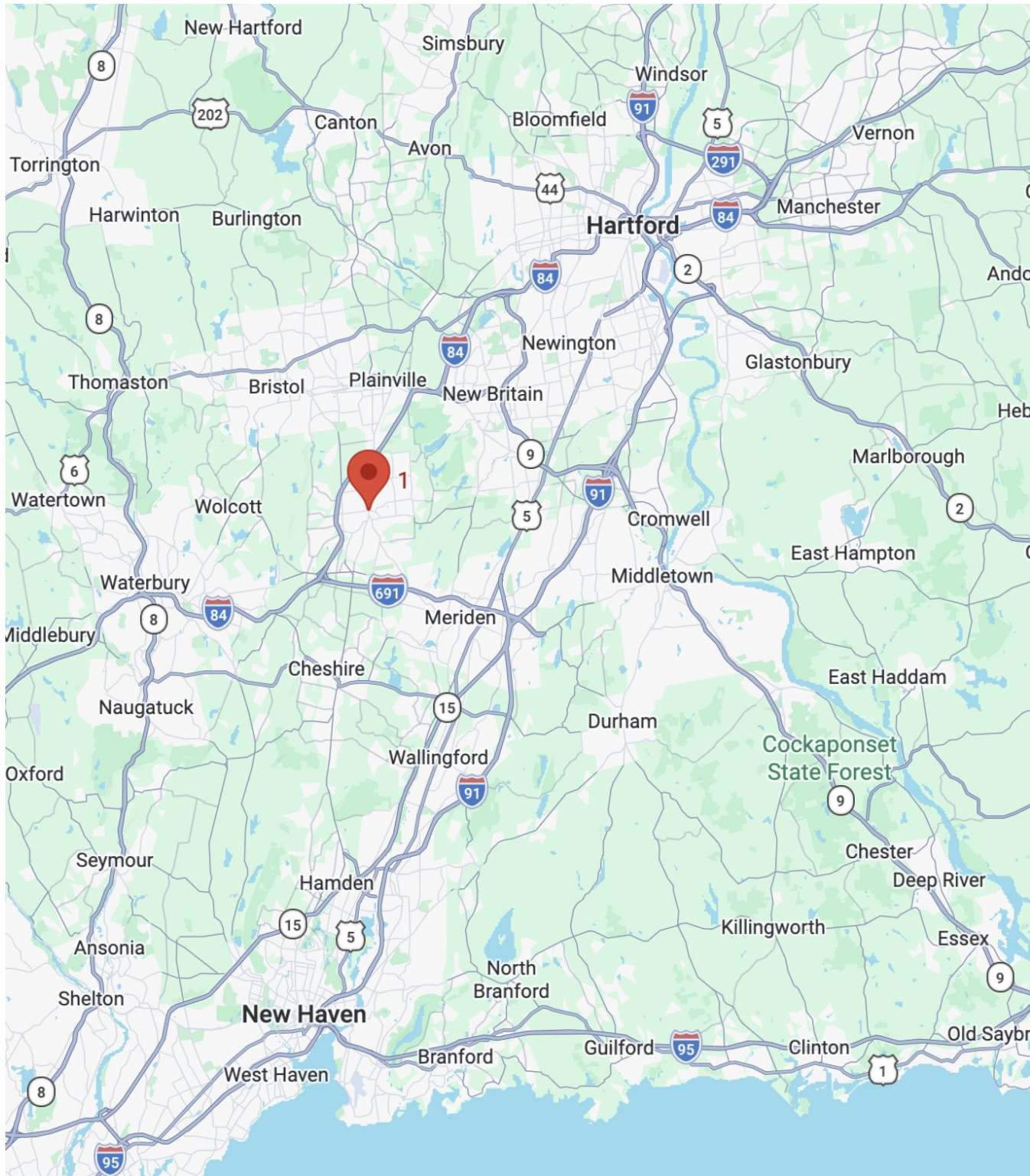
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