

FOR LEASE

598 Washington St, Middletown, CT 06457



FOR LEASE: 0.43 ACRE

(Possible 0.55 Acre expansion for additional price)

\$70,000/YR plus NNNs

- Located at a traffic light, intersection of Washington St and Bernie O'Rourke/West St
- City Water, Gas, and Sewer
- Proposed QSR drive thru pad
- Traffic Count: 24,500
- Nearby Tenants: Home Depot, Starbucks, Aldi, Price Chopper, CVS, Chipotle Mexican Grill

Call for Details!

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 (860) 600-4400 | (617) 600-4400  www.retradeCRE.com

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MAP LOCATION

- 598 Washington St. Middletown, CT 06457

TWO MEANS OF EGRESS

- Washington St & Bernie O' Rourke

TRAFFIC COUNTS

- 24,500 ADT

DEMOGRAPHICS:

TOTAL POPULATION

- 1 Mile:** 11,005
- 3 Miles:** 42,938
- 5 Miles:** 72,367

AVERAGE HOUSEHOLD INCOME

- 1 Mile:** \$59,390
- 3 Miles:** \$86,218
- 5 Miles:** \$93,760

TOTAL HOUSEHOLDS

- 1 Mile:** 4,132
- 3 Miles:** 17,292
- 5 Miles:** 29,872



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NEARBY TENANTS

- Five Guys
- T-Mobile
- Dunkin'
- Walgreens
- CVS
- Aldi
- O'Reilly Auto Parts
- Firestone Auto Care
- Chipotle
- Fuel Plus
- Jersey Mike's
- Noodles & Co
- Palmer Field
- American Legion



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NEARBY TENANTS

- Town Fair Tire
- Citizens Bank
- McDonald's
- Home Depot
- AutoZone
- Starbucks
- Subway
- Verizon
- Taco Bell
- Petco
- Connecticut Beverage Market
- Wendy's
- Planet Fitness
- Price Chopper
- Staples



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