

**YOUR BUSINESS
HERE**

**BLACK
HATCHET**
TATTOO
CO.

TATTOOS

FOR LEASE

1056 South Colony Road, Wallingford CT 06492

816± SF IN-LINE RETAIL SPACE

LEASE RATE: \$1,800/MONTH + UTILITIES

HIGHLIGHTS

- 4,299± SF Building
- 816± SF Available
 - In-line Retail Space
- Signage: On Building & Pylon
- 0.37 Acre
- Zoning: CB40
- 20 Parking Spaces
- 16,700± ADT
- I-91, Exit 13
- Many area amenities

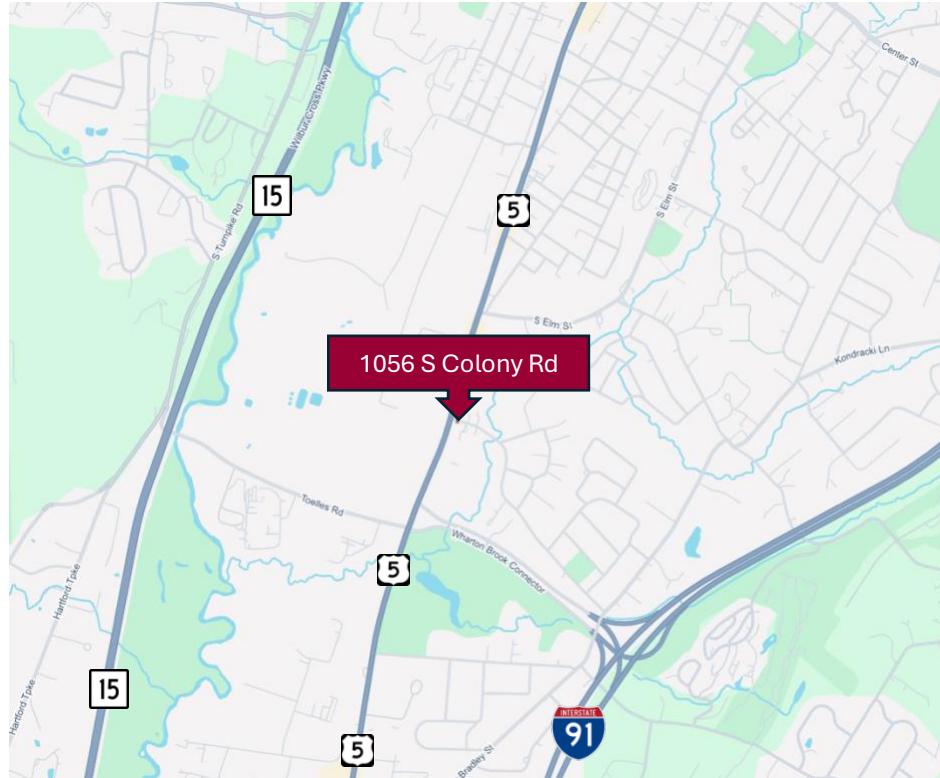
CONTACT

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

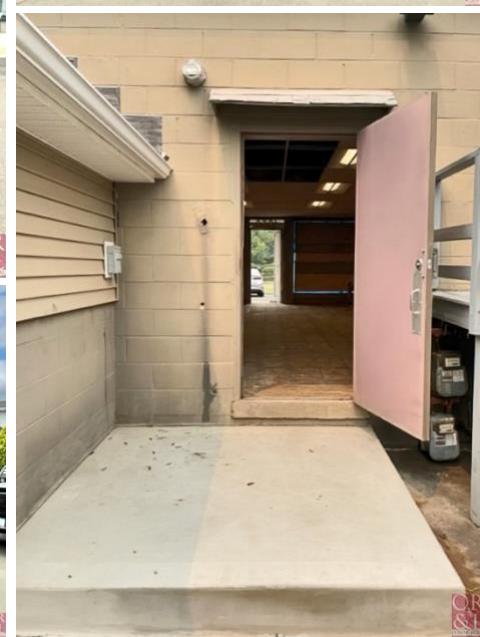
2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | ☎ (203) 315-4046

Broker of Record: 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.

BUILDING INFORMATION**GROSS BLD. AREA:** 4,299± SF**AVAILABLE AREA:** 816± SF**# OF FLOORS:** 1**CONSTRUCTION:** Masonry**ROOF TYPE:** Flat, Tar & Gravel**YEAR BUILT:** 1975**MECHANICAL EQUIPMENT****AIR CONDITIONING:** Central Air**HEAT:** Gas, Hot Water**SPRINKLERED:** No**SITE INFORMATION****SITE AREA:** 0.37± Acre**ZONING:** CB40**PARKING:** 20 Spaces**SIGNAGE:** On-Building / Pylon**VISIBILITY:** Excellent**HWY ACCESS:** I-91, Exit 13**TRAFFIC COUNT:** 16,700± ADT**UTILITIES****SEWER:** City**WATER:** City**GAS:** Yes**EXPENSES****RE TAXES:** Tenant Landlord**UTILITIES:** Tenant Landlord**INSURANCE:** Tenant Landlord**MAINTENANCE:** Tenant Landlord**JANITORIAL:** Tenant Landlord**PROHIBITED USES:**

Convenience Stores

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