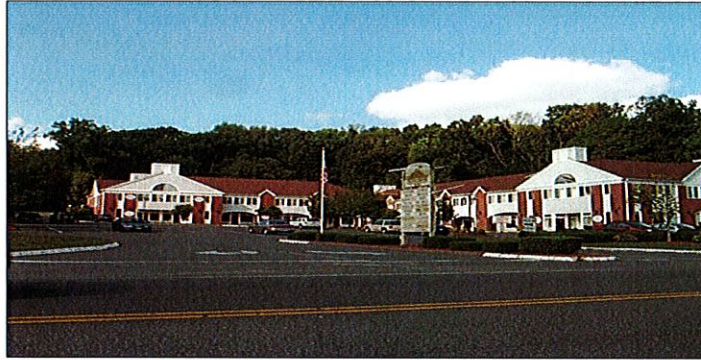




Drubner Commercial
Real Estate Services

530 Middlebury Rd. 211B
Middlebury, CT 06762
Office 203.753.4116
Fax 203.578.3003



LISTING DESCRIPTION

	KEYS
	Sale
X	Lease
	Indust.
X	Retail
X	Office
	Apartment
	Land

NAME OF BUILDING OR SITE VILLAGE SQUARE

TOWN Middlebury ST. & NO. 530 Middlebury Road ZIP 06762

DESCRIPTION A 30,000 SF retail complex in the center of town

450 SF, 561 SF, 1,088 SF and 1,260 SF Available

WILL DIVIDE Yes PRESENT USES Office/Retail POTENTIAL USES Office/Retail

BUILDING

FLOORS 2

	SF	Ceiling
1st fl.	1,260	8'
2nd fl.	450	
	561	
	1,088	

Total SF avail. _____
Total SF bldg. 30,000
Type Const. _____
Column spacing _____
Yr. built 1989
No. O/H doors _____
Truck docks _____
Parking ample cars
Expansion No

MECHANICAL EQUIPMENT

Heat Type Electric Heat Pump
Elev. _____
A/C Office X
plant _____
Sprinkler _____
Roof Type _____
Year _____
Other _____

LAND

Acres _____
Zoning Com
Condition of Site (%)
Level X
Slope _____
Wet _____
Dry _____

TERMS

Lease Prices LL \$17
UL \$16

Tenant Pays:

Insurance	<u>X</u>
Heat	<u>X</u>
Water	<u>owner</u>
A/C	<u>X</u>
Electric	<u>X</u>
Taxes	<u>owner</u>

UTILITIES

Water: Municipal _____ Well X
Electric: Amp. _____ Phase _____
Gas: _____
Sewer: Sanitary X Septic _____

ASSESSMENT:

Land: _____
Improvements: _____
Total: _____

Mill Rate: _____
Taxes: _____

REMARKS:

Owner pays property tax
Snow and trash are billed separately

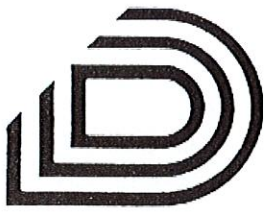
AGENT: David Theroux

TRANSPORTATION

Highway Visibility _____
Interstate Highway _____
Exit _____
State Rt. 64
RR Siding _____

Information shown is purported to be from reliable sources. No representation is made as the accuracy thereof and is submitted subject to errors, omission, change of price, rental or other conditions, prior sale or withdrawal notice.

5/8/2025



DRUBNER
COMMERCIAL LLC
Real Estate Services

530 Middlebury Rd. 211B
Middlebury, CT 06762
Office: (203) 753-4116
Fax: (203) 578-3003

FOR LEASE



VILLAGE SQUARE

530 Middlebury Road
Middlebury, CT

- 450 SF available UL
- 561 SF available UL
- 1,088 SF available UL
- 1,260 SF available LL
- A 30,000 S.F. retail complex in the center of town
- Various sizes available
- Lower level \$17.00 plus snow and trash
- Upper level \$16.00 plus snow and trash

David Theroux