

# 131 Canal Street, Shelton, CT



## 9,675sf New Construction Riverfront Retail Plaza

**Riverfront Retail and Restaurant space for lease. New construction Retail Plaza is approximately 9,675sf. Restaurant space is 3,100sf with outdoor patio seating and river views. Flexible retail space sizes ranging from 680sf to 6,575sf. Housatonic River location on Canal Street proximate to Bridge St., Rte. 8, Veterans Memorial Park and Riverwalk. Adjacent to new proposed apartment building and close to new proposed municipal parking. Proposed occupancy December 2019. Lease: \$19/sf NNN.**



**Presented by Hodson Realty, Inc.**  
6515 Main St, Trumbull, CT 06611  
[www.HodsonRealty.com](http://www.HodsonRealty.com)  
**(203)268-7743**

**Stephen J. Hodson**  
President, Hodson Realty, Inc.  
[Steve@HodsonRealty.com](mailto:Steve@HodsonRealty.com)  
**cell: 203-260-1369**

## Property Summary:

### Property

Address	131 Canal Street, Shelton, CT
Assessor's APN	Parcel: 130.-2
Zoning	Commercial

### Building Description:

Number of Stories	Two
Proposed Occupancy	June 2019
Rentable Square Feet	9,675sf
Restaurant Square Feet	3,100sf
Retail Square Feet	up to 6 units – 680sf to 6,575
Lot Size	1.67 Acres
Landscaping	Attractive Trees & Shrubbery

### Construction:

Foundation	Concrete / Masonry
Exterior	Brick / Masonry
Roof	Shingle
Parking Surface	Paved / Asphalt
Parking	80+/- spaces

### Mechanical/Heating/AC:

HVAC	Forced Air
Fuel Type	Natural Gas

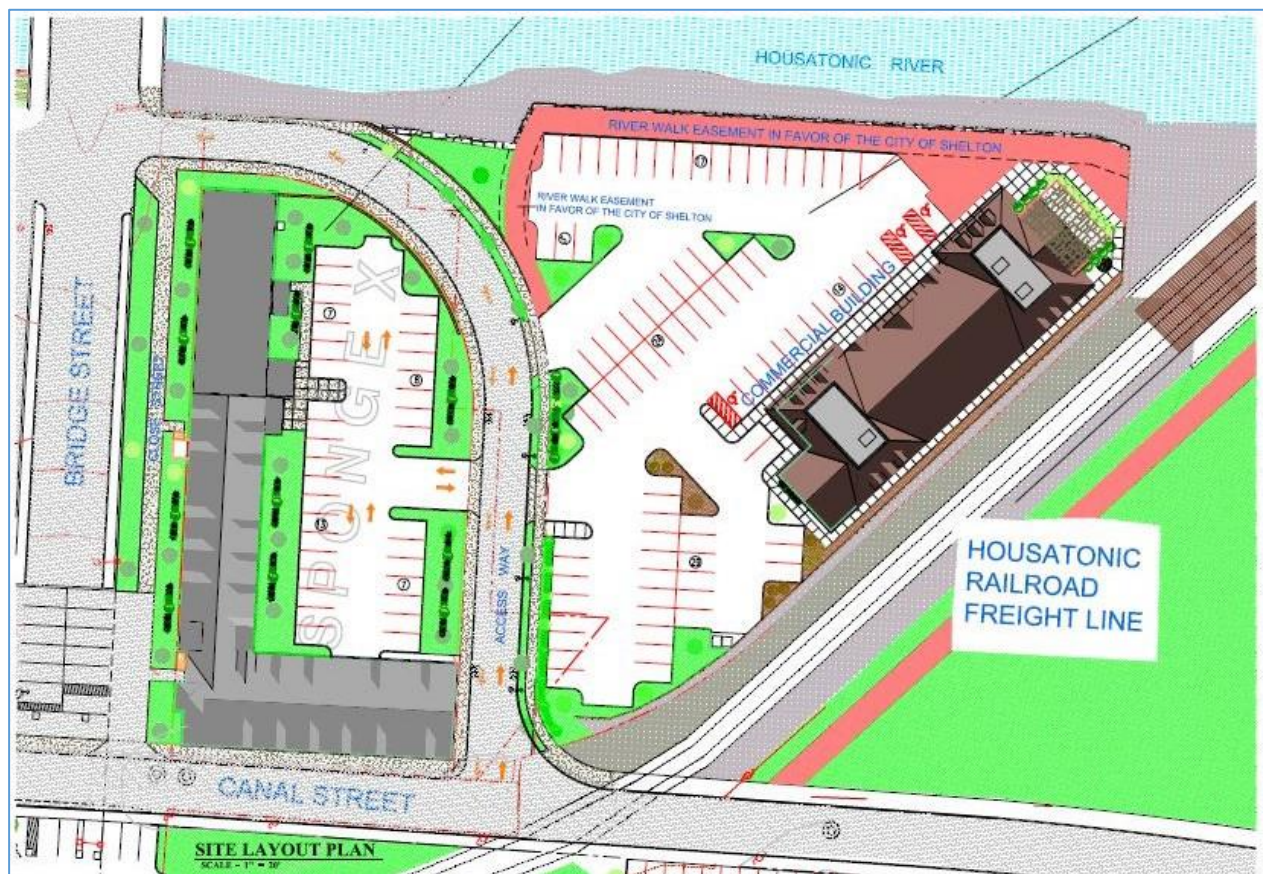
### Other:

Riverfront Walk Expansion/Improvement
---------------------------------------

131 Canal Street, Shelton, CT

Presented by Steve Hodson, Hodson Realty, Inc., [Steve@HodsonRealty.com](mailto:Steve@HodsonRealty.com)

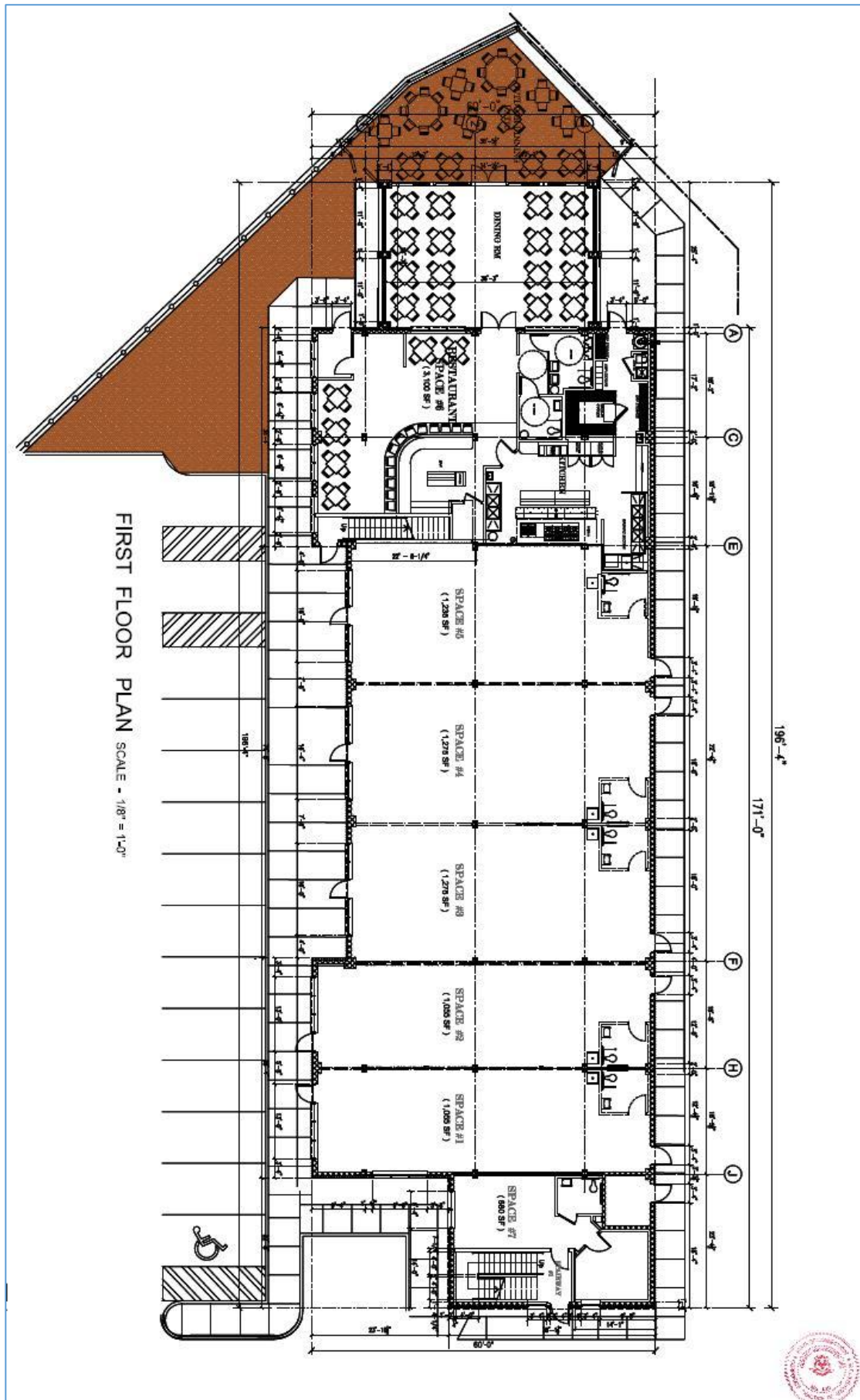




131 Canal Street, Shelton, CT

Presented by Steve Hodson, Hodson Realty, Inc., [Steve@HodsonRealty.com](mailto:Steve@HodsonRealty.com)





**Proposed Retail & Restaurant Plan**

**131 Canal Street, Shelton, CT**

**Presented by Steve Hodson, Hodson Realty, Inc., [Steve@HodsonRealty.com](mailto:Steve@HodsonRealty.com)**