

Offering Memorandum

Rooftop Restaurant Opportunity
22 Main Street
Southington, Connecticut

Presented by:

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Executive Summary

This offering presents a rare opportunity to lease a former bank building positioned for redevelopment into a destination rooftop restaurant and hospitality concept in the heart of downtown Southington. The property offers architectural character, strong visibility, and a flexible multi-level layout suitable for restaurant, lounge, and event-driven uses.

Property Overview

Address: 22 Main Street, Southington, Connecticut

Building Size: Approximately 8,227 square feet

Levels: Lower Level, First Floor, Second Floor, plus Rooftop Potential

Property Type: Restaurant / Hospitality / Commercial

The property features a unique original bank vault that can be repurposed into an exclusive private dining room or VIP experience. The rooftop offers the potential for indoor and outdoor dining, creating a true destination concept. Space is intended to be delivered as a vanilla box, allowing flexibility for tenant build-out.

Lease Structure

Lease Type: Net (NNN)

Base Term: 10 Years

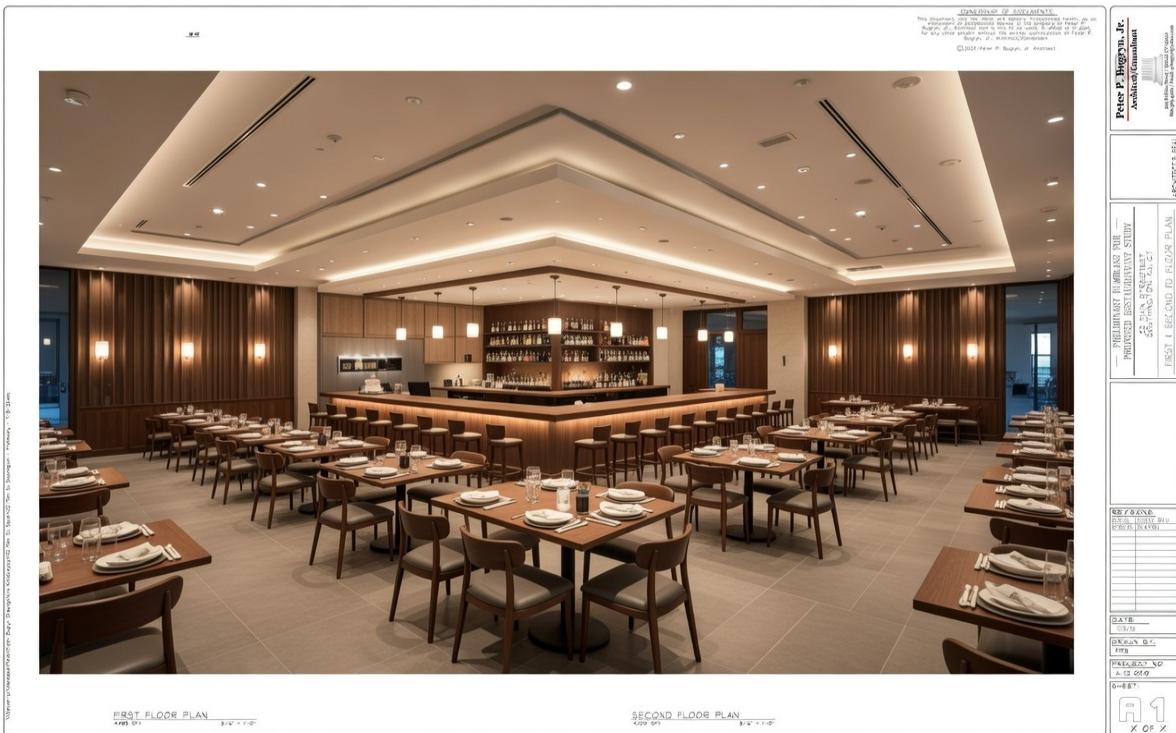
Renewal Options: Available

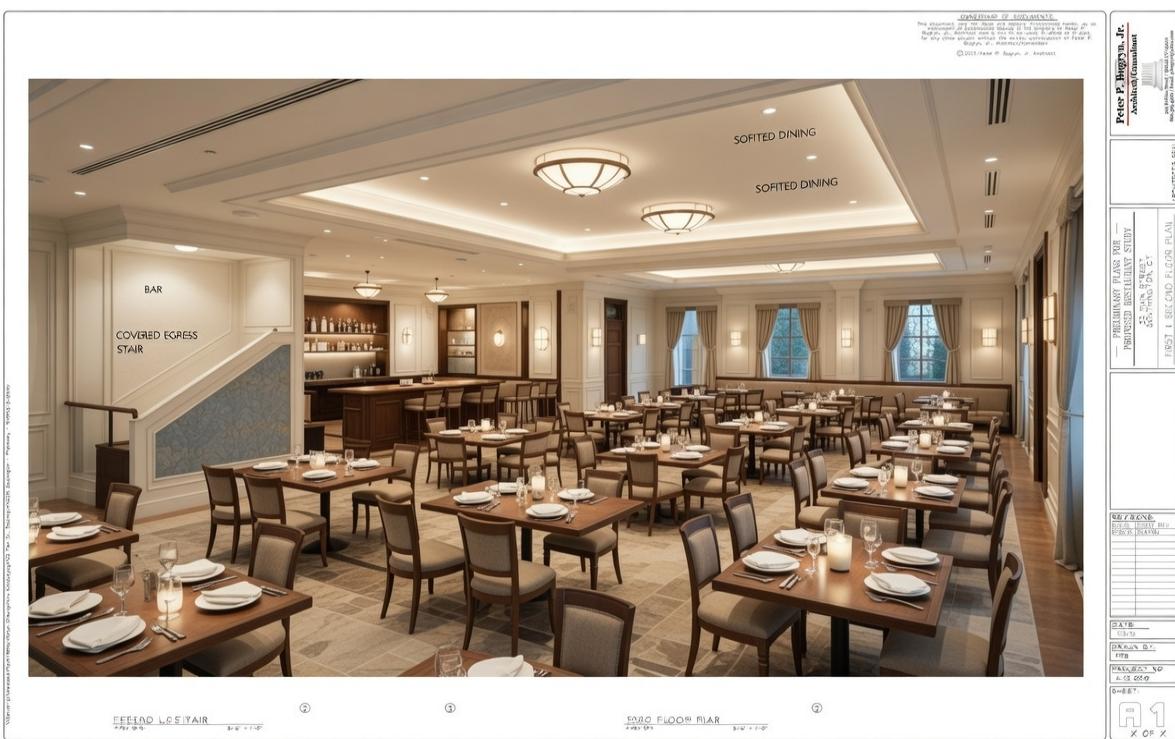
Rent, CAM, and NNN: To Be Determined

Tenant Improvements: Negotiable

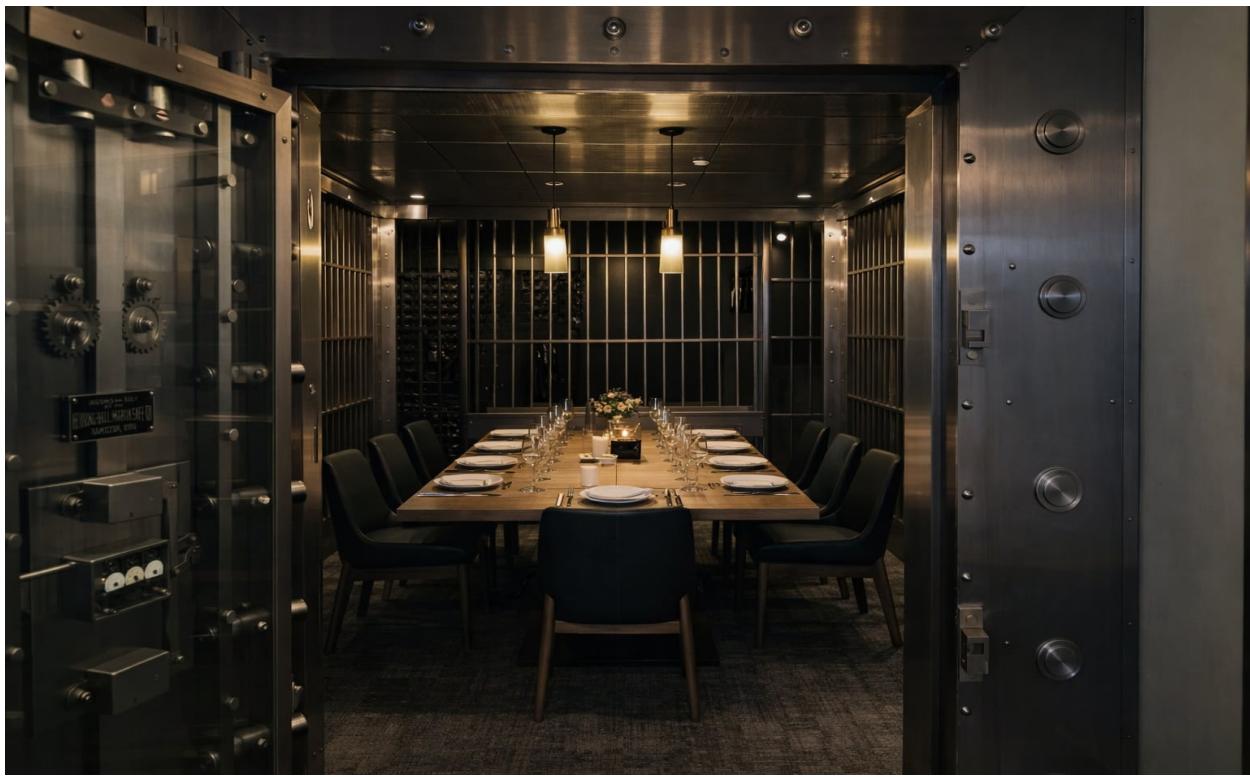
Conceptual Renderings

The following images are architectural renderings illustrating a potential design concept for the building, rooftop, interior dining areas, bar spaces, and private dining room. Renderings are conceptual only and do not represent existing conditions.











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<p style="text-align: center;">PETER P. BURGESS, JR. Architectural Consultant 1000 Peachtree Street, N.E. Atlanta, Georgia 30309 (404) 522-1212</p>	
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<p style="text-align: center;">PROJECT: TOWER 1000 SUBPROJECT: RESTRUCTURE SHEET: 1000-1000-1000 SECTION: 1000-1000-1000 VIEW: 1000-1000-1000</p>	
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Confidentiality & Disclaimer

This offering memorandum is provided for informational purposes only and does not constitute an offer to lease. All information contained herein is subject to verification and change without notice.