

FOR LEASE | UP TO 1,000± SF STREET LEVEL RETAIL SPACE

HIGHLY VISIBLE DOWNTOWN MAIN STREET LOCATION

578 Main Street, Middletown, CT 06457

LEASE RATE: \$16.75/SF NNN



Ranked in Top 50  
Commercial Firms in U.S.



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### Property Highlights

- 4,588± SF building
- Up to 1,000± SF Retail Space
  - 600± SF & 400± SF
- 0.05 acre in B-1 Zone
- 78% leased
- 3 stories
- 34' Frontage on Main Street
- High Foot Traffic
- Traffic Count: 14,200± ADT
- Many area amenities

For more information contact: Thomas Wilks | 860-761-6018 | [twilks@orlcommercial.com](mailto:twilks@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882  
Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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### BUILDING INFORMATION

GROSS BLD. AREA 4,588± SF  
 AVAILABLE AREA 1,000± SF  
 MAX CONTIGUOUS AREA 1,000± SF  
 WILL SUBDIVIDE TO 600± SF & 400± SF  
 OCCUPANCY LEVEL 78%  
 NUMBER OF FLOORS 3  
 CONSTRUCTION Clapboard/Wood Frame  
 ROOF TYPE Flat, Tar & Gravel  
 YEAR BUILT 1900

### SITE

SITE AREA 0.05 acres  
 ZONING B-1  
 PARKING Metered Parking Available  
 SIGNAGE On building  
 HWY.ACCESS Route 9, Exit 13  
 TRAFFIC COUNT 14,200± ADT

### UTILITIES

SEWER City  
 WATER City  
 GAS Available

### MECHANICAL EQUIPMENT

AIR CONDITIONING None  
 TYPE OF HEAT Oil, Hot Water  
 SPRINKLERED None  
 ELECTRIC SERVICE TBD  
 ELEVATOR(S) None

### EXPENSES

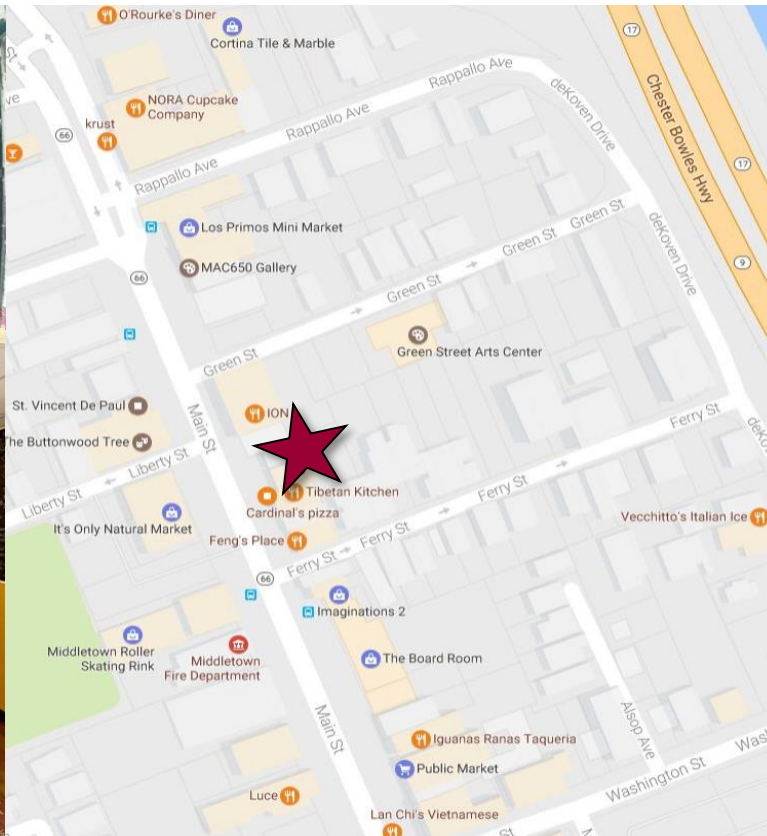
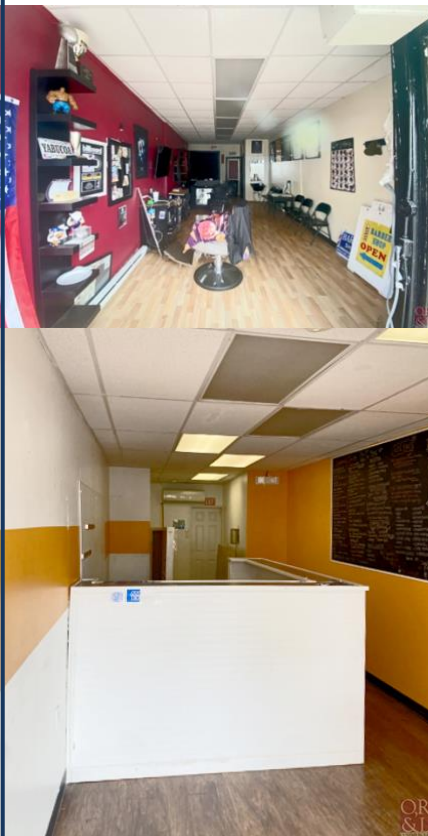
RE TAXES  Tenant  Landlord  
 UTILITIES  Tenant  Landlord  
 INSURANCE  Tenant  Landlord  
 MAINTENANCE  Tenant  Landlord  
 JANITORIAL  Tenant  Landlord  
 NNN's \$5.25/SF

**COMMENTS** Street level retail located in the heart of Middletown's booming Main Street with high foot traffic.

**DIRECTIONS** Route 9, turn right onto Washington Street, Turn right onto Main Street (CT-66)

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- High Foot Traffic
- Traffic Count: 14,200± ADT
- Many area amenities
  - Shopping
  - Banking
  - Dining



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