

# FOR SUBLEASE | 2,700± SF RETAIL / BANK BUILDING

## DRIVE-THRU | TRAFFIC: 11,300 ADT | TWO CURB CUTS

129 New Britain Avenue, Plainville, CT 06062

SUBLEASE RATE: \$22/SF NNN | SUBLEASE EXPIRES ON JUNE 30, 2025

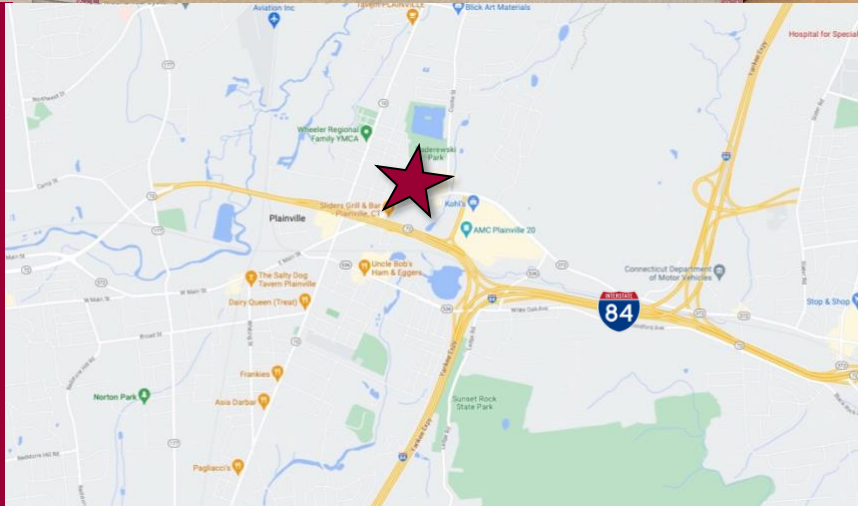


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### Property Highlights

- 2,700± SF Building
- 1 Story
- 0.46 Acre
- 1 Drive Thru
- 2 Curb Cuts
- 30 Parking Spaces
- Zoning: GC
- Traffic: 11,300 ADT
- High Retail Area
- Route 72, Exit 4
- 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 2,700± SF  
AVAILABLE AREA 2,700± SF  
NUMBER OF FLOORS 1  
DRIVE-THRU 1 with 3 lanes  
CONSTRUCTION Wood Frame  
ROOF TYPE Gable, Asphalt Shingle  
YEAR BUILT 2010

### SITE INFORMATION

SITE AREA 0.46 Acre  
ZONING GC  
PARKING 30 spaces  
SIGNAGE Pylon  
VISIBILITY Excellent  
FRONTAGE Route 372  
HWY.ACCESS Route 72, Exit 4  
TRAFFIC COUNT 11,300 ADT

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Hot Air  
SPRINKLERED 100% Wet  
ELECTRIC SERVICE TBD

### UTILITIES

SEWER Public  
WATER Public  
GAS Yes

### AREA RETAIL

Lessard Lanes, Little Red Grille, J. Timothy's Tavern, Taco Bell, Wendy's, Kohls, Friendly's, McDonald's, Ulta, Applebee's, Five Below, Dollar Tree

### EXPENSES

RE TAXES  Tenant  Landlord  
UTILITIES  Tenant  Landlord  
INSURANCE  Tenant  Landlord  
MAINTENANCE  Tenant  Landlord  
JANITORIAL  Tenant  Landlord  
CAM \$14,400  
RE TAXES \$11,500  
UTILITIES \$8,000

**COMMENTS** Former Bank with 3 lane drive-thru.

**DIRECTIONS** Route 72, Exit 4. Straight onto Route 372 (New Britain Avenue). Property on the right.

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- Zoning: GC
- Traffic: 11,300 ADT
- High Retail Area
- Route 72, Exit 4
- Many area amenities
  - Shopping
  - Banking
  - Dining



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