

FOR LEASE | 1,564± SF & 1,798± SF RETAIL SPACE

OLD LYME MARKETPLACE INLINE SPACES BETWEEN BIG Y & WALGREENS

90 Halls Road, Old Lyme, CT 06371

LEASE RATE: \$13.00-\$15.00/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



1,564± SF Interior



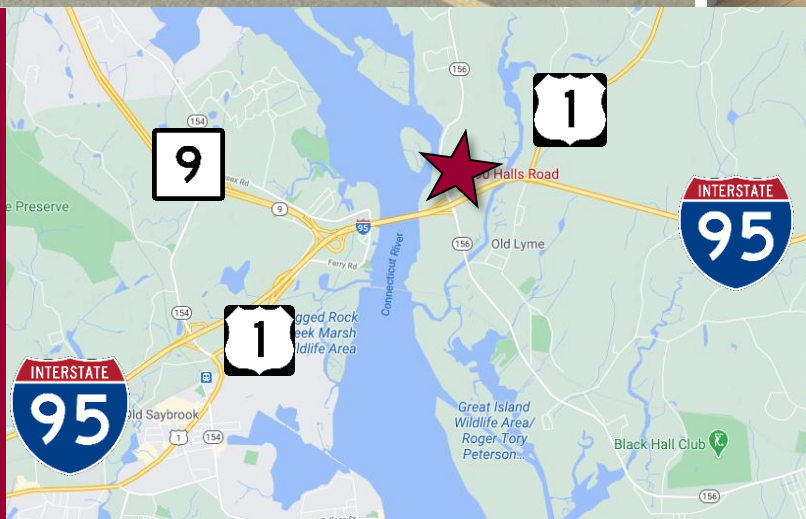
1,798± SF Interior



1,798± SF Interior

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Property Highlights

- 1,564± SF - \$13.00/SF NNN
- 1,798± SF Salon - \$15.00/SF NNN
- Standard Retail Buildout
- Nicely Appointed Finishes
- On Bus Line
- 11,000 ADT
- Signalized Access
- Ample Parking
- Just off I-95 exit 70
- Located between Big Y and Walgreens

For more information contact: Frank Hird, SIOR | 203.643.1033 | fhird@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | 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
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

TOTAL AVAILABLE AREA 3,362± SF
2 SPACES AVAILABLE 1,564± SF & 1,798± SF
NUMBER OF FLOORS 1
CONSTRUCTION Wood Frame
ROOF TYPE Asphalt
YEAR BUILT 1990

SITE INFORMATION

SITE AREA 12.35 Acres
ZONING C-30
PARKING Ample
SIGNAGE On building
VISIBILITY Great
HWY ACCESS I-95 exit 70 (0.5 miles)
TRAFFIC COUNT 11,000 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Central
TYPE OF HEAT Propane
ELECTRIC SERVICE 220v 100 amps

UTILITIES

SEWER Septic
WATER Private Well
GAS Propane

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord

TAXES

MILL RATE 24.40
TAXES \$1.94
CAM \$5.25/SF

(Nets estimated at \$7.19/SF)

OTHER TENANTS Big Y, Walgreens, Subway, Amity Construction, Women's Exchange of Old Lyme, Stumble Inn, Grand Wine & Spirits, Snap Fitness, Office Express, Old Lyme Hardware, The Bowerbird, Select Physical Therapy.

COMMENTS O,R&L Commercial is pleased to present 1,564±SF (\$13.00/SF NNN) & 1,798± SF (\$15.00/SF NNN) of retail space for lease in Old Lyme's premier retail corridor. Prime location on Rt. 1 (Halls rd.) in the Old Lyme Marketplace on a signalized entrance, a great retail site between Big Y and Walgreens. Ample parking in common with the shopping center and easy access to I-95 exit 70. Nets estimated at \$7.19/SF.

DIRECTIONS I-95 N to Exit 70, Left on Route 1, follow signs for Route 1, the property is on your right. I-95 S to Exit 70, Left on Route 1 and immediate right, the property is on your left.

Property Highlights

- 1,564± SF Available
- 1,798± SF Available - Salon
- Standard Retail Buildout
- Nicely Appointed Finishes
- On Bus Line
- 11,000 ADT
- Signalized Access
- Ample Parking
- Just off I-95 exit 70
- Located between Big Y and Walgreens
- Many area amenities
 - Shopping
 - Banking
 - Dining



EXIT 70

EXIT 70



Route 1
11,000 ADT



90 HALLS RD



I-95
67,200 ADT

Scan the QR Code below with a barcode scanner on your smart phone to access our website.



FIND US ON



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