



# Victorian Café/Retail FOR LEASE

RT. 5 – 236 N. Colony St.  
Wallingford, CT 06492



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WPE, Inc.  
CABRE # 01889106

- **Subway L&S, a Lifestyle Shopping Center**
- **Café, Juice/Smoothie, Coffee, Ice Cream, Dental, Medical, Hair, Therapist etc.**
- **Plug and Play, 2<sup>nd</sup> Generation**
- **Remodeled & ADA Accessible**
- **200 Amp, 3 Phase electrical**
- Outdoor Patio for Seating, TakeOut Window
- Existing Plumbing for Café use.
- Sufficient on-site Parking
- Approximately 950 rentable square feet
- Affluent Demographics
- Near Choate Rosemary Hall
- High performing Subway and co-tenants
- Prime pad location – Premier go-to, well maintained and busy plaza

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/Lessee must verify the information and bears all risk of/for any inaccuracies.