



Ranked in Top 50

Commercial Firms in U.S.



FOR LEASE

#6 & #8 Post Office Square, Clinton, CT

1,304± RSF up to 2,999± RSF RETAIL / OFFICE SPACE FOR LEASE

LEASE RATE: \$17.00/SF NNN

HIGHLIGHTS

- 2,999± RSF Retail / Office Space for Lease
 - 1,304± RSF 1st Floor Retail/Office space
 - 1,695± RSF Retail/Office Space in Lower Level
- Rear Parking Lot & Street Parking

CONTACT

Frank Hird,  **SIOR®**

203-643-1033 (Office), 203-494-6302 (Cell)

fhird@orlcommercial.com

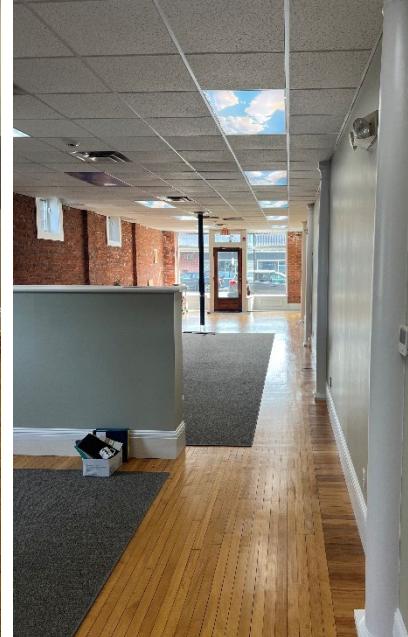
Will Braun, ,  **SIOR®**

203-804-6001 (Cell)

wbraun@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 |  (203) 488-1555 |  (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 |  (860) 721-0033 |  (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

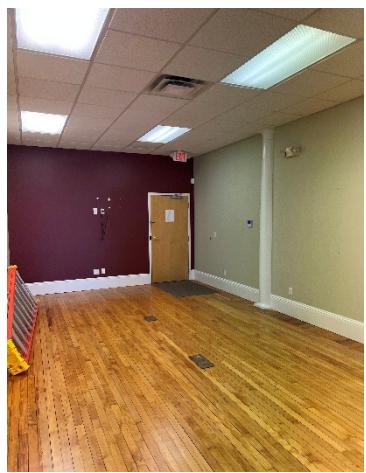
FOR LEASE

LEASE RATE: \$17.00/SF NNN

1,304± RSF 1ST FLOOR RETAIL / OFFICE SPACE

1,695± RSF LOWER LEVEL RETAIL / OFFICE SPACE

#6 & #8 Post Office Square, Clinton, CT 06413



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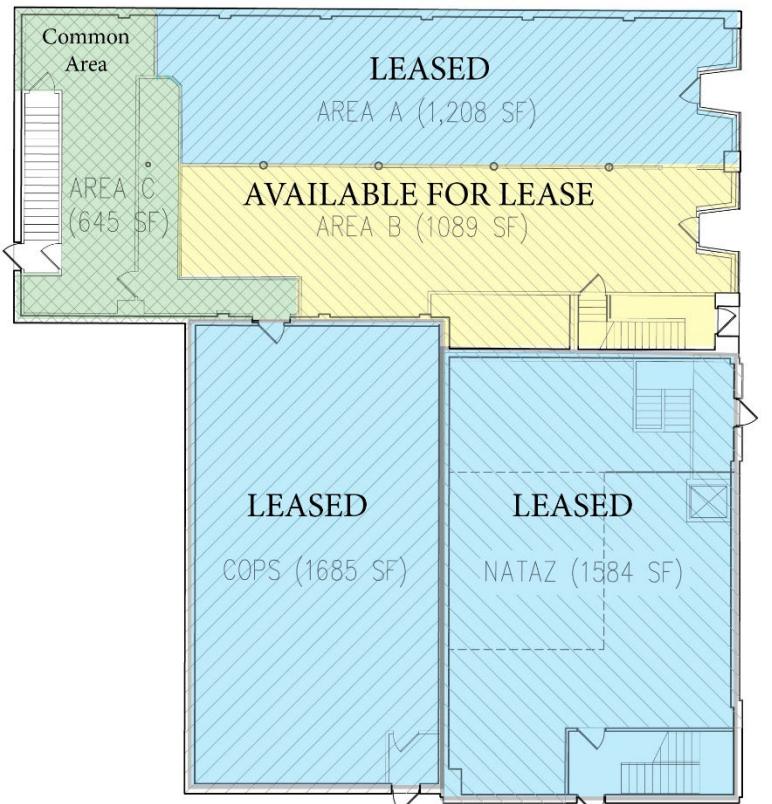
1,304± RSF 1ST FLOOR OFFICE / RETAIL SPACE

1,695± RSF LOWER LEVEL RETAIL / OFFICE SPACE

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FOR LEASE

**OR
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L**
COMMERCIAL



FIRST FLOOR PLAN

- 1,304± RSF AVAILABLE



LOWER LEVEL FLOOR PLAN

- 1,695± RSF AVAILABLE



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BUILDING INFORMATION

GROSS BLDG AREA: 12,399± SF

AVAILABLE: 2,999± RSF Total,

1,304± RSF on 1ST Floor

1,695± RSF on Lower Level

OF FLOORS: 2 Stories

CONSTRUCTION: Brick, Masonry

ROOF TYPE: PVC & EPDM 2017

YEAR BUILT/RENOVATED: 1923 / 2018

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Gas, Forced Air Individually Metered

ELECTRIC: 800amps, Individually Metered

SITE INFORMATION

SITE AREA: 0.20 Acre & 0.26 Acre

ZONING: B-3

PARKING: Rear Lot & Street Parking

VISIBILITY: Excellent on Route 1

HWY ACCESS: I-95

TRAFFIC COUNT: 12,678±

CLINTON TRAIN STATION: Direct Pedestrian Access

UTILITIES

WATER: Public Connected

SEWER: Septic

GAS: Yes

TAXES

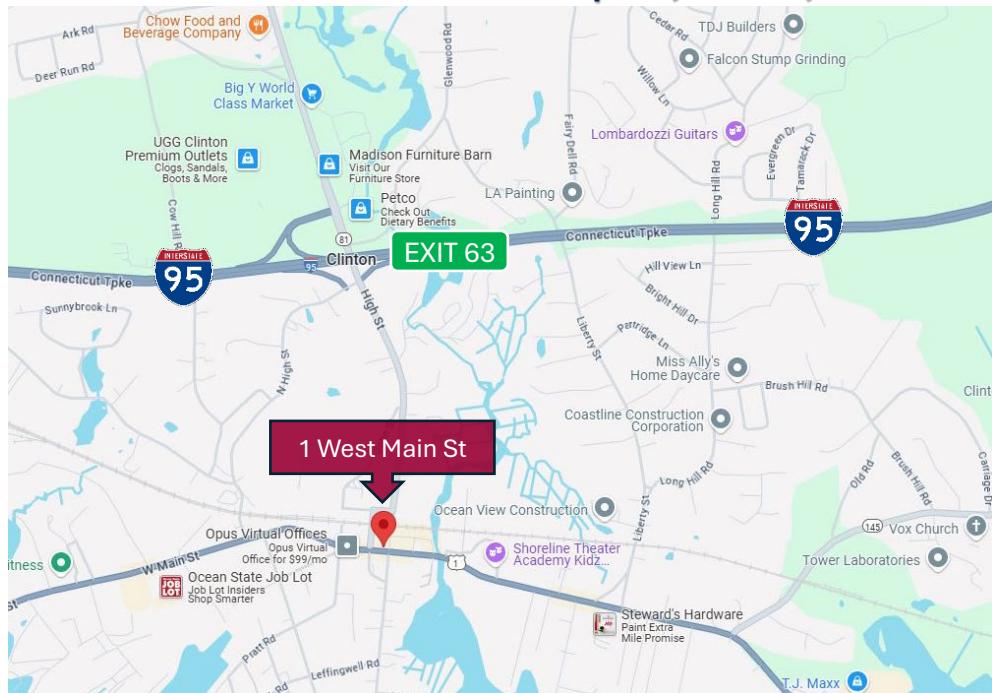
ASSESSMENT: \$985,080

MILL RATE: 31.14

TAXES: \$30,675.40 (July 2025 / Jan 2026)

EXPENSES

RE TAXES:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
UTILITIES:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
INSURANCE:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
MAINTENANCE:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
JANITORIAL:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord



Retail / Office Space for Lease Located at #6 & #8 Post Office Square



CONTACT

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Office: 203-643-1033

Cell: 203-494-6302

Email: fhird@orlcommercial.comWill Braun,  SIOR®

Office: 203-643-1007

Cell: 203-804-6001

Email: wbraun@orlcommercial.com

Rich Lee

Office: 203-643-1006

Email: rlee@orlcommercial.com

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