



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

Appleseed Square, 51 Boston Post Road, Madison, CT 06443
4,700± SF RETAIL SPACE IN 16,305± SF NEIGHBORHOOD CENTER ON ROUTE 1
LEASE RATE: \$18/SF Gross + Utilities

HIGHLIGHTS

- Prime Retail Space for Lease
- End Cap with Great Frontage on the Boston Post Road / Route 1
- Flexible Open Layout for a Variety of Retail or Office Uses
- 3 Private Offices, 1 Conference Room, 3 Bathrooms & Kitchenette
- Updated Finishes & 100% A/C
- Washer/Dryer Hookups
- Located in Prominent Neighborhood Retail / Office Center



CONTACT

Sam Crampton

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Email: scrampton@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



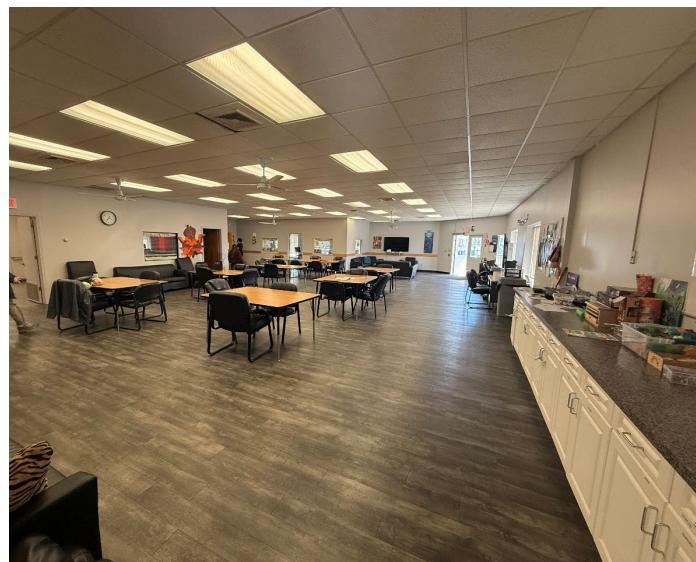
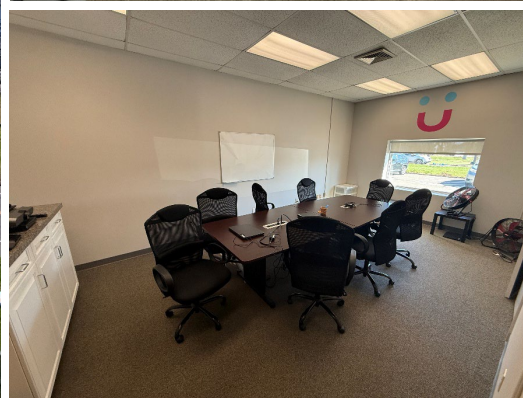
2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882
Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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4,700± SF Retail End Cap Space

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OR & L COMMERCIAL FOR LEASE

LEASE RATE: \$18/SF Gross + Utilities
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4,700± SF Retail End Cap Space

BUILDING INFORMATION

GROSS BLDG AREA: 16,306± SF
AVAILABLE AREA: 4,700± SF
OF FLOORS: 1 / 75% Occupancy
CONSTRUCTION: Wood Frame & Masonry
ROOF TYPE: T&G/Rubber
YEAR BUILT: 1979/ Renovated 1991

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
HEAT: Forced Air
ELECTRIC/POWER: 200 amp

SITE INFORMATION

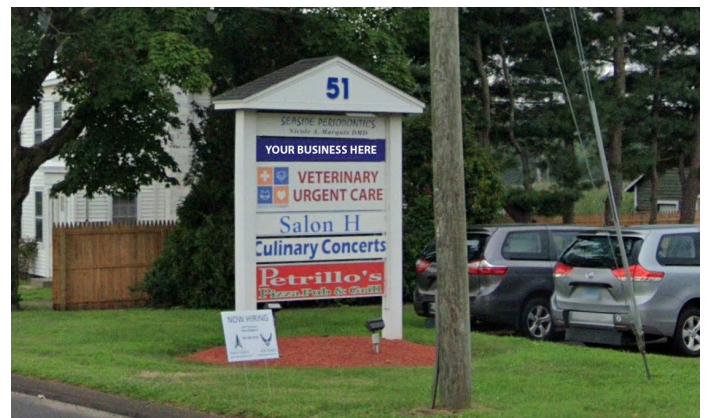
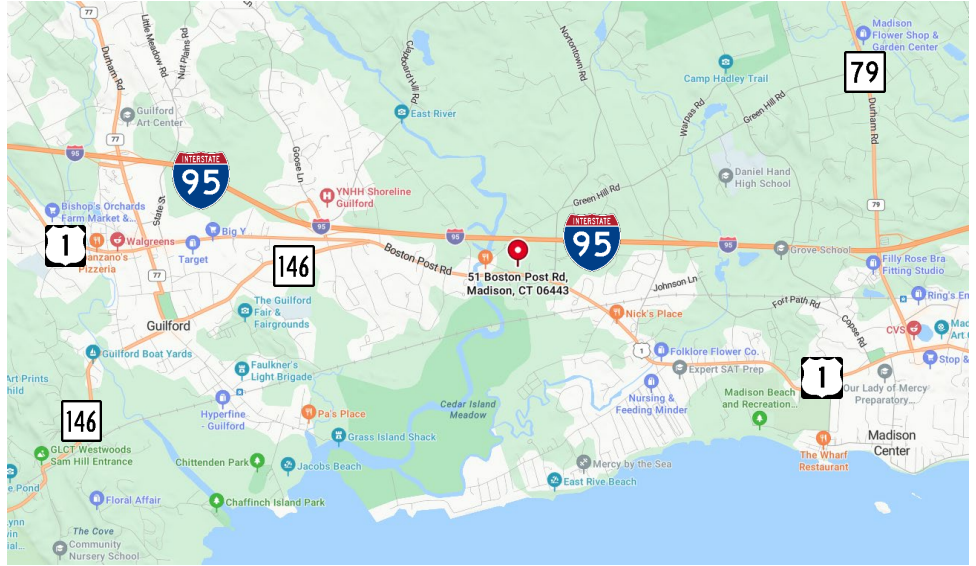
SITE AREA: 2 Acres
ZONING: CA-1
PARKING: 8.51/1,000
SIGNAGE: Monument & Building
VISIBILITY/FRONTAGE: Excellent, 212 Feet
HWY ACCESS: I-95
TRAFFIC COUNT: 12,300± on Route 1

UTILITIES

SEWER/WATER: Septic / Public Connected
GAS: TBD

EXPENSES

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



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