

# FOR LEASE | 1,500± SF RETAIL/MEDICAL SPACE HIGHLY VISIBLE PLAZA WITH HIGH TRAFFIC COUNT

58 East Street, Plainville, CT 06062

LEASE RATE: \$12.00/SF NNN PLUS 1 MONTH FREE

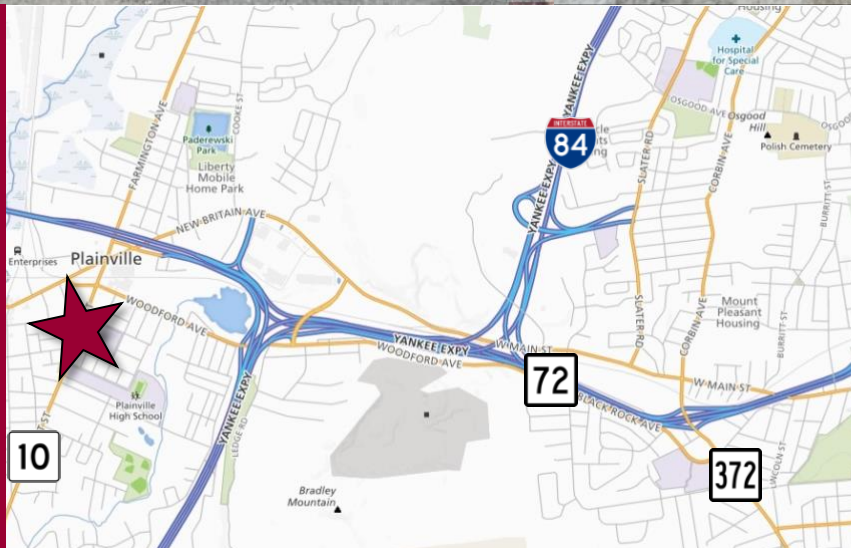


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## Property Highlights

- 1,500± SF available
- 90% Occupancy
- 1 Story on 1.93 acres
- Newly Renovated
- Zoning: GC
- Traffic: 17,000 ADT
- 110 parking spaces
- Excellent visibility on Rt. 10
- Easy access to I-84, Rt. 72

For more information contact: [Luke Massirio](mailto:Luke.Massirio@orlcommercial.com) | 860-761-6016 | [lmassirio@orlcommercial.com](mailto:lmassirio@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  
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

GROSS BLD. AREA	23,000± SF
AVAILABLE AREA	1,500± SF
MAX CONTIGUOUS AREA	1,500± SF
OCCUPANCY	85%
NUMBER OF FLOORS	1
BASEMENT	Full basement
LOADING DOCKS	Potential dock
CONSTRUCTION	Brick and concrete block
ROOF TYPE	Flat Tar& Gravel, new roof
YEAR BUILT	1957, renovated 2017

## MECHANICAL EQUIPMENT

AIR CONDITIONING	Central
TYPE OF HEAT	Gas, Hot Air
SPRINKLERED	None
ELECTRIC SERVICE	600 amp Units metered separately

**OTHER TENANTS** Advanced Auto Parts, Silas Deane Pawn, Subway, Practice Fusion Center

**AREA RETAIL** McDonalds, Rite Aid, Domino's, IGA Supermarket, Kohl's, Lowe's

**COMMENTS** Last space available in newly renovated retail plaza. New HVAC, new roof.

**DIRECTIONS** I-84 W, Exit 33, Rt. 72 W, Exit 2 New Britain Ave. Left on Rt. 372. Left on Rt. 10/East St.

## SITE

SITE AREA	1.93 acres
ZONING	GC
PARKING	110 spaces, 5.78/1000
SIGNAGE	On building
VISIBILITY	Excellent on Route 10
HWY.ACCESS	Rt. 10 and I-84
TRAFFIC COUNT	17,000 ADT

## UTILITIES

SEWER/WATER	City
GAS	Yes

## 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

## Property Highlights

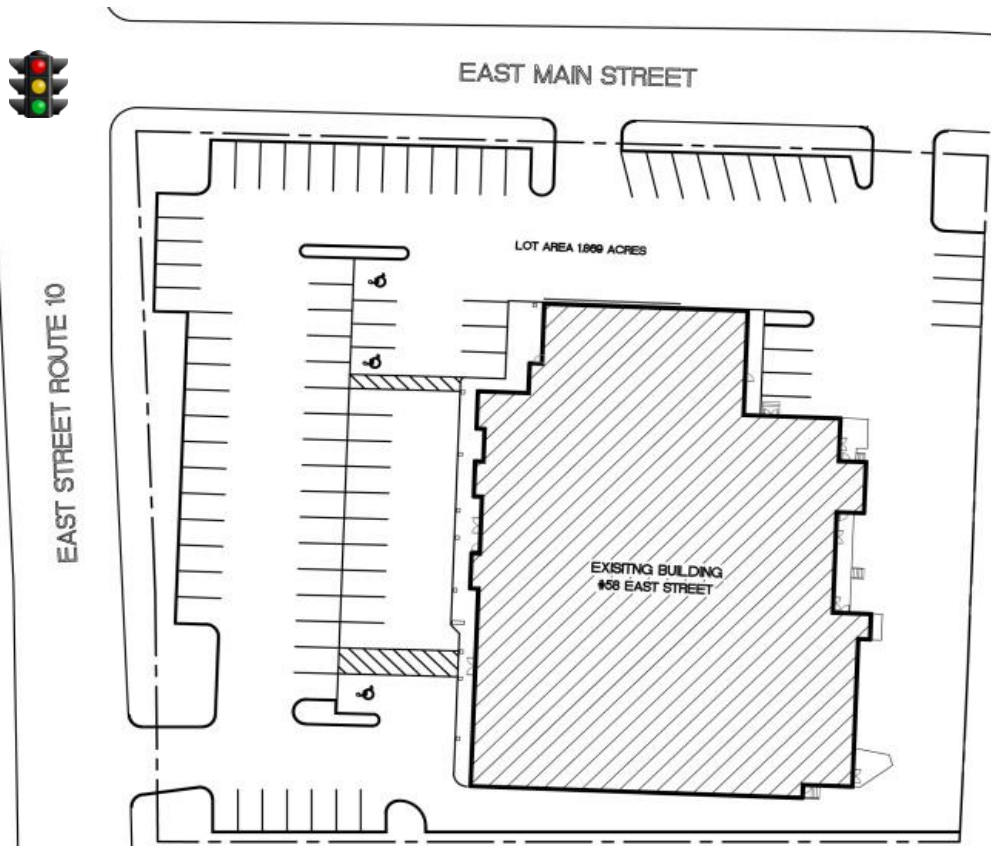
- 1,500± SF available
- Prominent retail plaza
- 1 Story on 1.93 acres
- Newly Renovated
- Zoning: GC
- Traffic: 17,000 ADT
- 110 parking spaces
- Demographics
  - > 50,000 people within a three-mile radius
  - > \$75,000 average household income
- Excellent visibility
- Easy access to I-84, Rt. 72, and Rt. 372
- Many area amenities
  - Shopping, Banking, Dining



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