



# FOR LEASE

**7 North Washington Street, Plainville, CT 06062**

**12,400± SF COMMERCIAL/RETAIL/MEDICAL BUILDING**

**LEASE RATE: Call for Details**

## HIGHLIGHTS

- 1.28± Acres on Signalized Corner
- Perfect Site for Retail Tenant
- Build-to-suit available
- Excellent Visibility on W Main Street & N Washington Street
- Traffic Volume: 20,800± ADT
- Close proximity to area amenities

## CONTACTS

**Thomas Wilks**

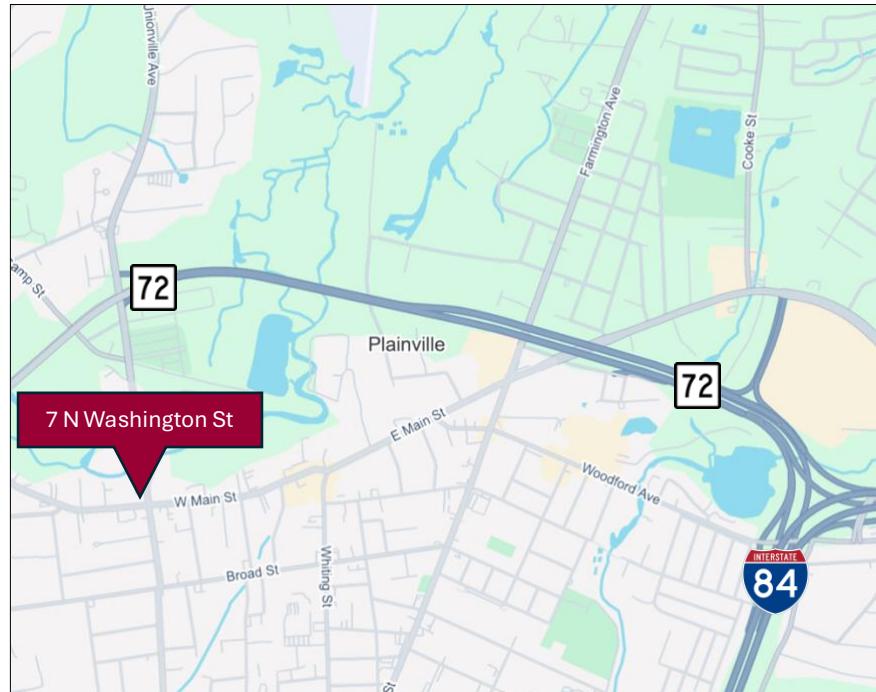
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**BUILDING INFORMATION****GROSS BLD. AREA:** 12,400± SF**AVAILABLE AREA:** 12,400± SF**NUMBER OF FLOORS:** 1(Will remove 2<sup>nd</sup> floor office)**CONSTRUCTION:** Brick/Masonry**ROOF TYPE:** Asphalt Shingle**YEAR BUILT:** 1988**MECHANICAL EQUIPMENT****AIR CONDITIONING:** Central AC**HEAT:** Forced Hot Air**SPRINKLERED:** None**SITE INFORMATION****SITE AREA:** 1.28± acres**ZONING:** CC**PARKING:** 65 Spaces**SIGNAGE:** Monument**VISIBILITY:** Excellent on W Main Street**FRONTAGE:** 184'**HWY ACCESS:** I-84 Exit 33**TRAFFIC COUNT:** 20,800± ADT**UTILITIES****SEWER/WATER:** City**GAS:** Yes**TAXES****ASSESSMENT:** \$773,990**MILL RATE:** 34.36**TAXES:** \$26,595/year, \$1.15/SF**OTHER****PERMITTED USES:** Retail, Medical, Day Care, Office, R&D, Restaurant, Veterinary Hospital**NOTES:** Fully built out medical office building that can be retrofitted to retail, office, medical. Full building is available and landlord will do build-to-suit.**CONTACTS****Thomas Wilks**

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