



Ranked in Top 50
Commercial Firms in U.S.



Advance Auto Parts!

FOR LEASE

Saybrook Corners, 373 East Main Street, Middletown, CT 06457

2,264± SF Retail/Office Space Available

LEASE RATE: \$8.00/SF NNN

HIGHLIGHTS

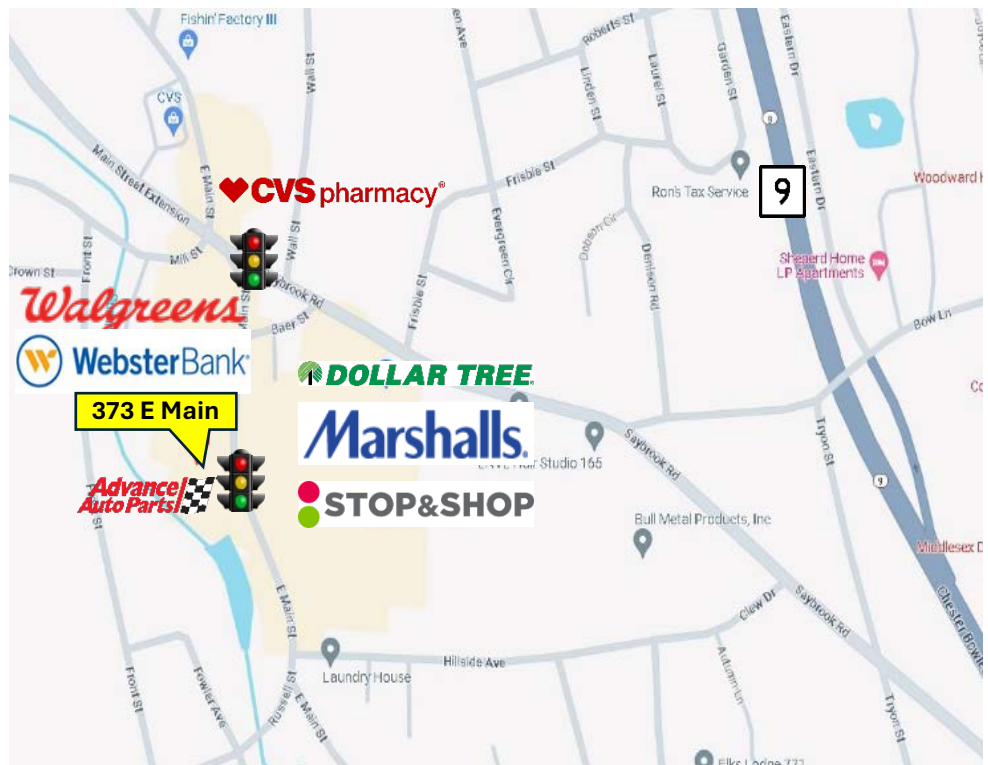
- 2,264± SF Available
- 1-story
- 112 Parking spaces
- 5.49 acres
- Zoning: MX1
- Signalized Intersection
- Directly across from Stop & Shop Plaza
- Join Walgreens, Webster Bank, Advance Auto Parts, and more
- Easy access to Rt. 9 Exit 22

CONTACTS

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WWW.ORLCOMMERCIAL.COM



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

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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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LEASE RATE: \$8.00/SF NNN

Saybrook Corners, 373 East Main Street, Middletown, CT

2,264± SF Retail/Office Space Available

BUILDING INFORMATION

GROSS BLD. AREA: 16,694± SF

AVAILABLE AREA: 2,264± SF

NUMBER OF FLOORS: 1

CONSTRUCTION: Brick/Masonry

ROOF TYPE: Flat Tar & Gravel

YEAR BUILT: 1994

MECHANICAL EQUIPMENT

AIR CONDITIONING: 100% A/C

HEAT: Gas, Forced Air

SPRINKLERED: 100% Wet

ELECTRIC/POWER: TBD

SITE INFORMATION

SITE AREA: 5.49 acres

ZONING: MX1

PARKING: 112 parking spaces

SIGNAGE: On-Building and Pylon

VISIBILITY: Excellent on E Main Street

FRONTAGE: 197'

HWY ACCESS: Rt. 9

TRAFFIC COUNT: 12,736 ADT on Saybrook Rd

UTILITIES

SEWER/WATER: City

GAS: Yes

EXPENSES

RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord

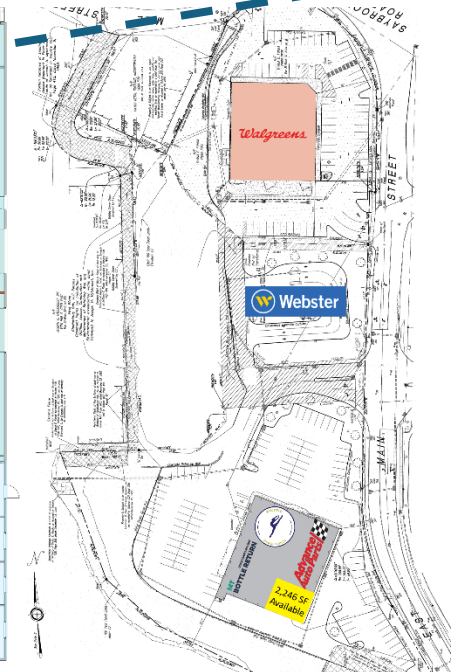
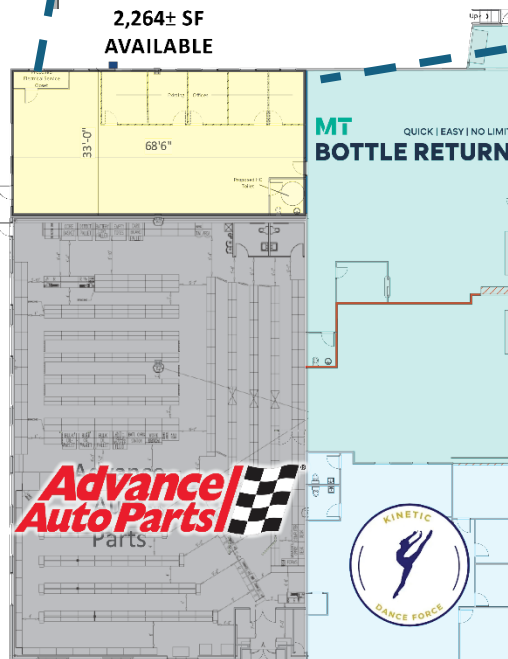
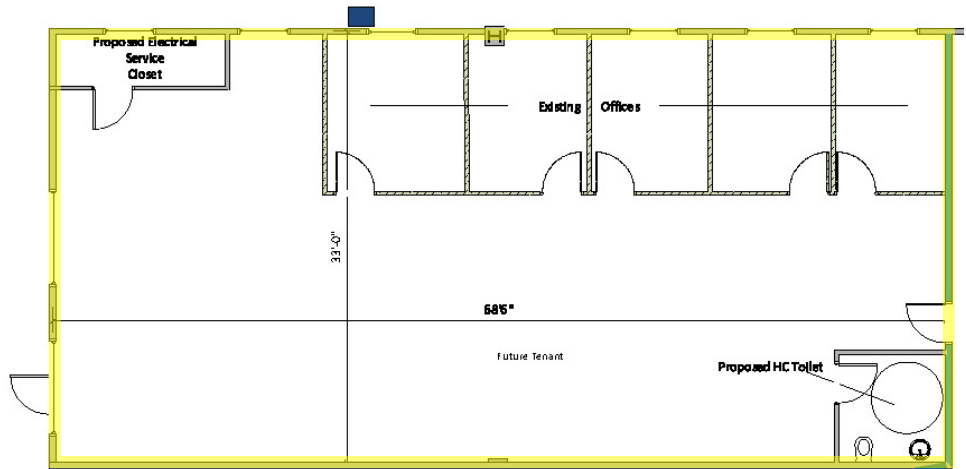
NNN EXPENSES: \$TBD±

OTHER TENANTS

Advanced Auto Parts, Walgreens, M&T Bank,
Kinetic Dance Force, MT Bottle Return

AREA RETAIL

Dollar Tree, Marshall's, Stop & Shop, CVS



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