

FOR LEASE | 3,500± SF RETAIL SPACE – FIRST FLOOR

OLD LYME MARKETPLACE FORMER BANK BRANCH WITH DRIVE-THRU

90 Halls Road, Old Lyme, CT 06371

LEASE RATE: CALL LISTING BROKER

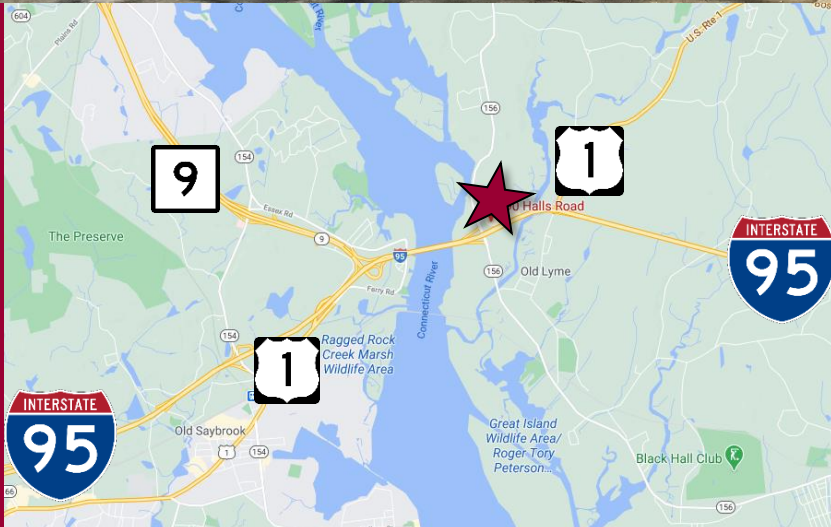


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 3,500± SF Available – 1ST FL
- Former Bank Branch
- Nicely Appointed Finishes
- Two Drive Thru Lanes
- 11,000 ADT
- Signalized Access
- Ample Parking
- Just off I-95 exit 70
- Big Y Anchored
- Many area amenities

For more information contact: Frank Hird, SIOR | 203.643.1033 | fhird@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | 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

AVAILABLE AREA	3,500± SF
MAX CONTIGUOUS AREA	3,500± SF
WILL SUBDIVIDE TO	3,500± SF (first floor)
NUMBER OF FLOORS	2
CONSTRUCTION	Wood Frame
ROOF TYPE	Asphalt
YEAR BUILT	1990

SITE INFORMATION

SITE AREA	12.35 Acres
ZONING	C-30
PARKING	Ample
SIGNAGE	On building
VISIBILITY	Great
HWY.ACCESS	I-95 exit 70 (0.5 miles)
TRAFFIC COUNT	11,000 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central
TYPE OF HEAT	Electric Heat Pump
ELECTRIC SERVICE	240v 400 amps

UTILITIES

SEWER	Septic
WATER	Private Well
GAS	No

TAXES

MILL RATE	24.40
TAXES	\$1.94/SF
CAM	\$5.25/SF
	(Nets estimated at \$7.19/SF)

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

OTHER TENANTS Big Y, Walgreens, Subway, Amity Construction, Women's Exchange of Old Lyme, The Public House, Grand Wine & Spirits, Snap Fitness, Office Express, Christiansen Hardware, The Bowerbird.

COMMENTS O,R&L Commercial is pleased to present first floor 3,500±SF of retail space for lease in Old Lyme's premier retail corridor. Prime location on Rt. 1 (Halls rd.) in the Old Lyme Marketplace on a signalized entrance, a great site for bank branch with it's existing two drive-thru's, or retail/office. Ample parking in common with the shopping center and easy access to I-95 exit 70. Nets estimated at \$7.19/SF.

DIRECTIONS I-95 N to Exit 70, Left on Route 1, follow signs for Route 1, the property is on your right. I-95 S to Exit 70, Left on Route 1 and immediate right, the property is on your left.

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- Signalized Access
- Ample Parking
- Just off I-95 exit 70
- Big Y Anchored
- Many Area Amenities
 - Shopping
 - Banking
 - Dining



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