



FOR SALE

1009 New Haven Rd, Naugatuck, CT 06770

3,211± SF RETAIL BUILDING w/ DRIVE-THRUS

SALE PRICE: \$1,250,000

HIGHLIGHTS

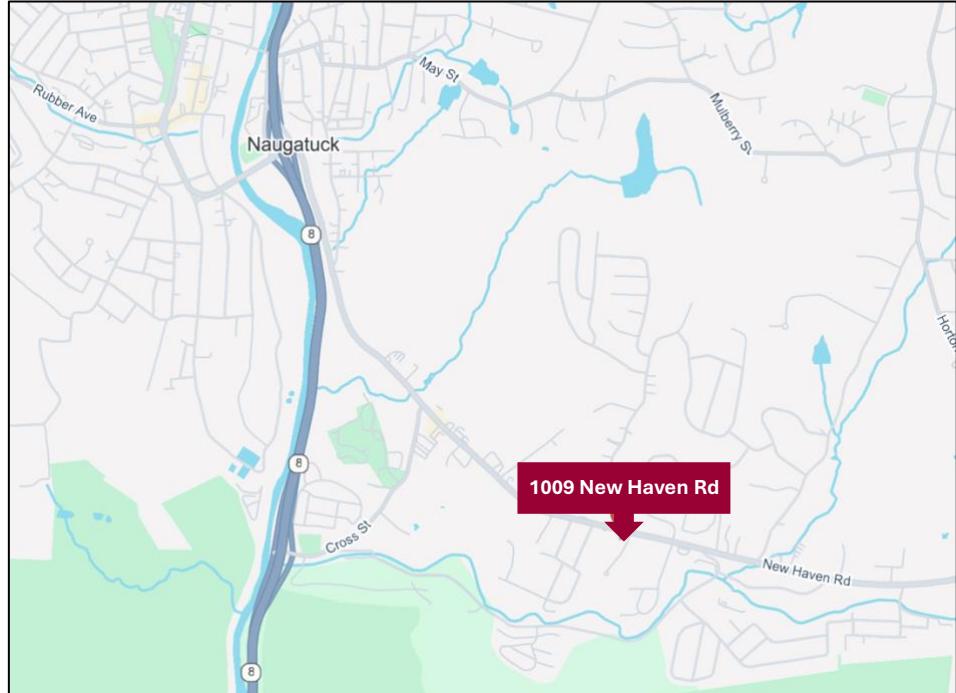
- 3,211± SF Retail Building
- Superior Visibility
- 16,000± ADT
- Dense Retail Trade Area
- Drive-Thru Capabilities
- 0.94± Acre lot in the RA1 Zone
- 30± Parking Spaces
- Built in 2001
- Many Area Amenities

CONTACT

Luke Massirio

(860) 761-6016

lmassirio@orlcommercial.com



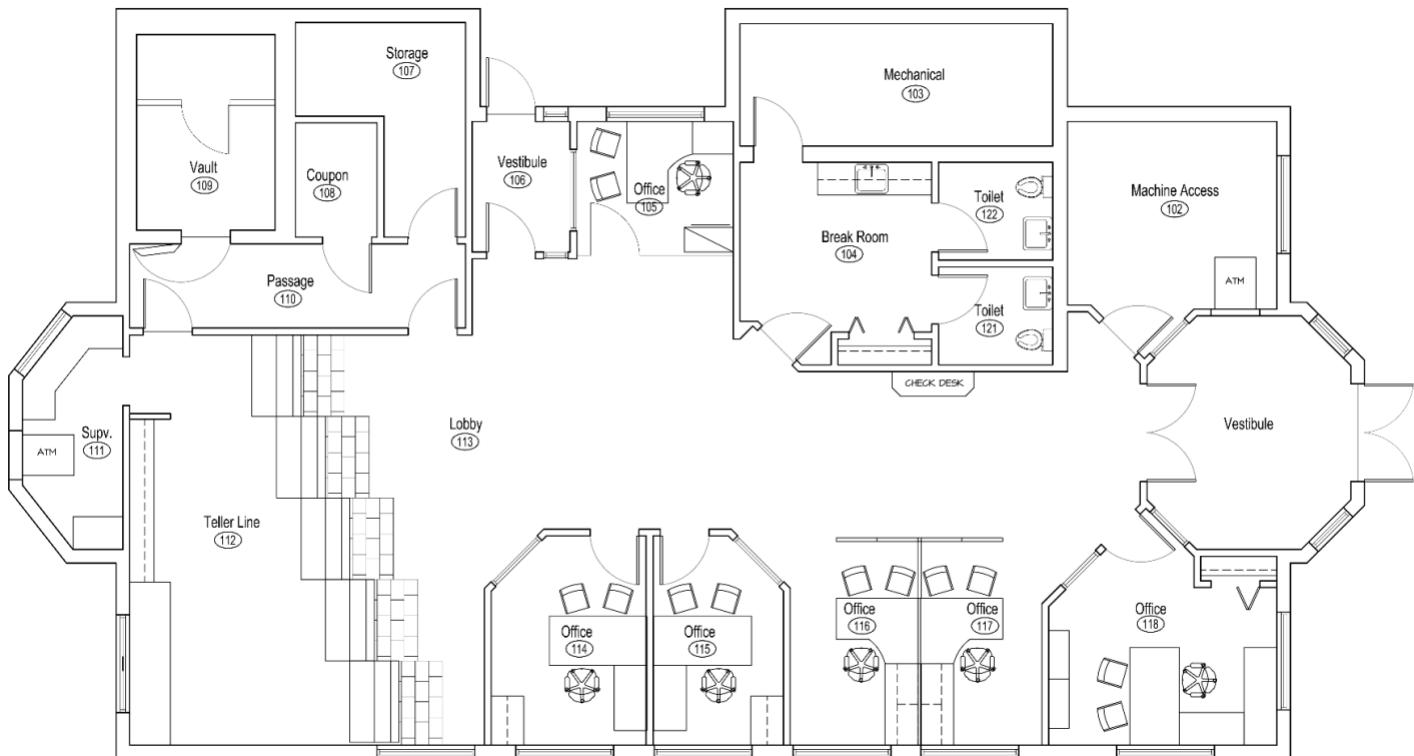
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2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | ☎ (203) 315-4046
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | ☎ (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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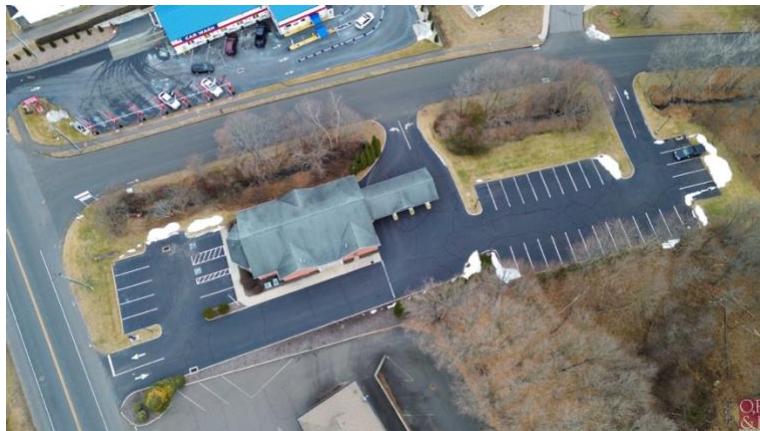
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3,211± SF RETAIL BUILDING w/ DRIVE-THRU

BUILDING INFORMATION

GROSS BLD. AREA: 3,211± SF

AVAILABLE AREA: 3,211± SF

NUMBER OF FLOORS: 1

DRIVE-THRUS: 2

CONSTRUCTION: Masonry

ROOF TYPE: Gable, Arch Shingles

YEAR BUILT: 2001

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central

HEAT: Gas, forced air

SPRINKLERED: 100%

ELECTRIC/POWER: TBD

SITE INFORMATION

SITE AREA: 0.94± acres

ZONING: RA1

PARKING: 30± parking spaces

SIGNAGE: On-Building, Monument

VISIBILITY: Excellent on New Haven Rd

HWY ACCESS: Rt 8, Exit 25A

TRAFFIC COUNT: 16,000± ADT

UTILITIES

SEWER/WATER: City

GAS: Yes

TAXES

ASSESSMENT: \$696,360

MILL RATE: 39.79

TAXES: \$27,708.16/year (\$8.62/SF)

AREA RETAIL

Walmart, Tractor Supply, Subway, Dunkin, Planet Fitness, Shell Gas, Pit Stop



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