

FOR LEASE | 1,680± SF RETAIL SPACE

FORMER SMOKE SHOP | TRAFFIC COUNT: 6,200 ADT

824 East Center Street, Wallingford, CT 06492

LEASE RATE: \$2,300/MO (\$16.42/SF)

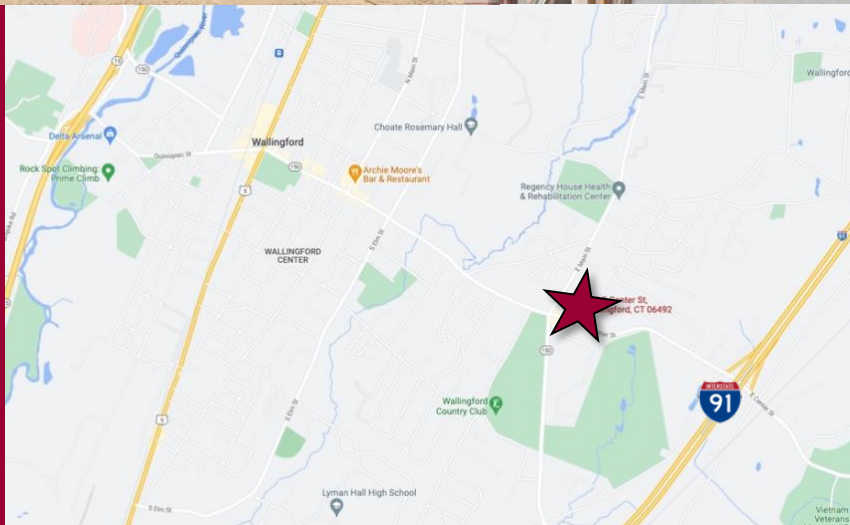


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 18,516± SF Retail Plaza
- 1 Space Available
 - 1,680± SF
- 1.62 Acres
- Signage: On-Building
- Ample Parking
- Zoning: CA12
- Excellent Visibility
- Traffic: 6,200 ADT
- I-91, Exit 14
- Many area amenities

For more information contact: [Kyleigh Caron](mailto:kyleigh@orlcommercial.com) | 860-761-6004 | kcaron@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
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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BUILDING INFORMATION

GROSS BLD. AREA 18,516± SF
AVAILABLE AREA 1,680± SF
NUMBER OF FLOORS 1
CONSTRUCTION Concrete / Block
ROOF TYPE Flat, Tar & Gravel
YEAR BUILT 1974

SITE INFORMATION

SITE AREA 1.62 Acres
ZONING CA12
PARKING Ample
SIGNAGE On-Building
VISIBILITY Excellent
HWY.ACCESS I-91, Exit 14
TRAFFIC COUNT 6,200 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air-Duc
SPRINKLERED TBD
ELECTRIC SERVICE Separately Metered

UTILITIES

SEWER Public
WATER Public
GAS Yes

OTHER TENANTS

Carinis Pizzeria, Launderette,
Cheek's Chicken, Hong Kong
Chinese Restaurant, Nisa's
Convenience & Smoke Shop, Sun
Nail Salon

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord

AREA RETAIL Eastside Spirit Shoppe, Subway, East Side Pizza, East Center Market, Cousins Cafe

COMMENTS 1,680 SF (Smoke Shop) in-line retail space. Minutes from I-91.

DIRECTIONS I-91, Exit 14. Turn Right onto E Center St. Property is on the Right.

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- Excellent Visibility
- Traffic: 6,200 ADT
- I-91, Exit 14
- Many area amenities
 - Shopping
 - Banking
 - Dining



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