

# FOR LEASE | 10,440± SF RETAIL / OFFICE BUILDING FORMER RITE-AID WITH DRIVE-THRU ON 2.6± ACRES



1395 Middletown Ave (Route 17), Northford, CT 06472

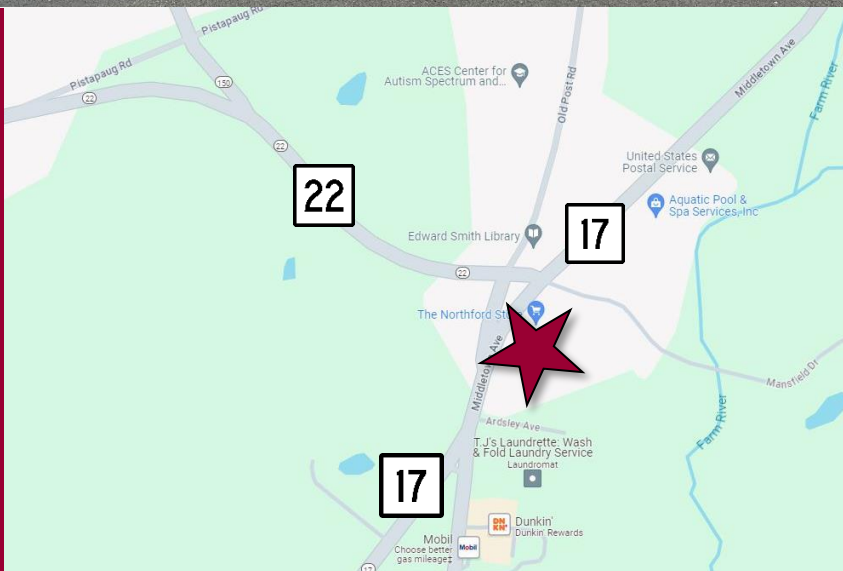
LEASE RATE: \$14.00/SF NNN

Ranked in Top 50  
Commercial Firms in U.S.



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## Property Highlights

- 10,440± SF Retail Building on 2.6± Acres
- Available For Lease
- Existing Drive-thru
- Former Rite-Aid
- Located in Northford's Center
- ADT: 16,600± on Route 17
- Zoning: B-2 – Central Business District
- Many area amenities

For more information contact:

Toby Brimberg | 203-640-5575 | [tbrimberg@orlcommercial.com](mailto:tbrimberg@orlcommercial.com) or Will Braun | 203-804-6001 | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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

GROSS BLDG AREA	10,440± SF
AVAILABLE AREA	10,440± SF
NUMBER OF FLOORS	1
DRIVE-THRU	Yes
CONSTRUCTION	Steel
ROOF TYPE	Asphalt, Composite
YEAR BUILT	2002

## MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Forced Air

## UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Yes

## PERMITTED USES

Retail stores, office, medical, banks / financial, veterinarian, restaurants, fast food & more!

## COMMENTS

O,R&L Commercial is pleased to present a 10,440± SF Retail building (former Rite-Aid) available for Lease with existing drive-thru located on 2.6± acres in the center of Northford, CT. The property has great visibility on Route 17 with an ADT of 16,600± vehicles per day. B-2 Zone (Central Business District) for a wide variety of permitted uses.

## DIRECTIONS

I-91 to Exit 9 to CT-17/CT-22 to Middletown Ave

## SITE INFORMATION

SITE AREA	2.6± Acres
ZONING	B2 – Central Business District
PARKING	Ample Parking
SIGNAGE	Building
VISIBILITY	Excellent
TRAFFIC COUNT	16,600± ADT

## 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

## TAXES

ASSESSMENT	\$1,799,000
MILL RATE	34.52
TAXES	\$62,101.48

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- ADT: 16,600± on Route 17
- Zoning: B-2 – Central Business District
- Many area amenities
  - Shopping
  - Banking
  - Dining



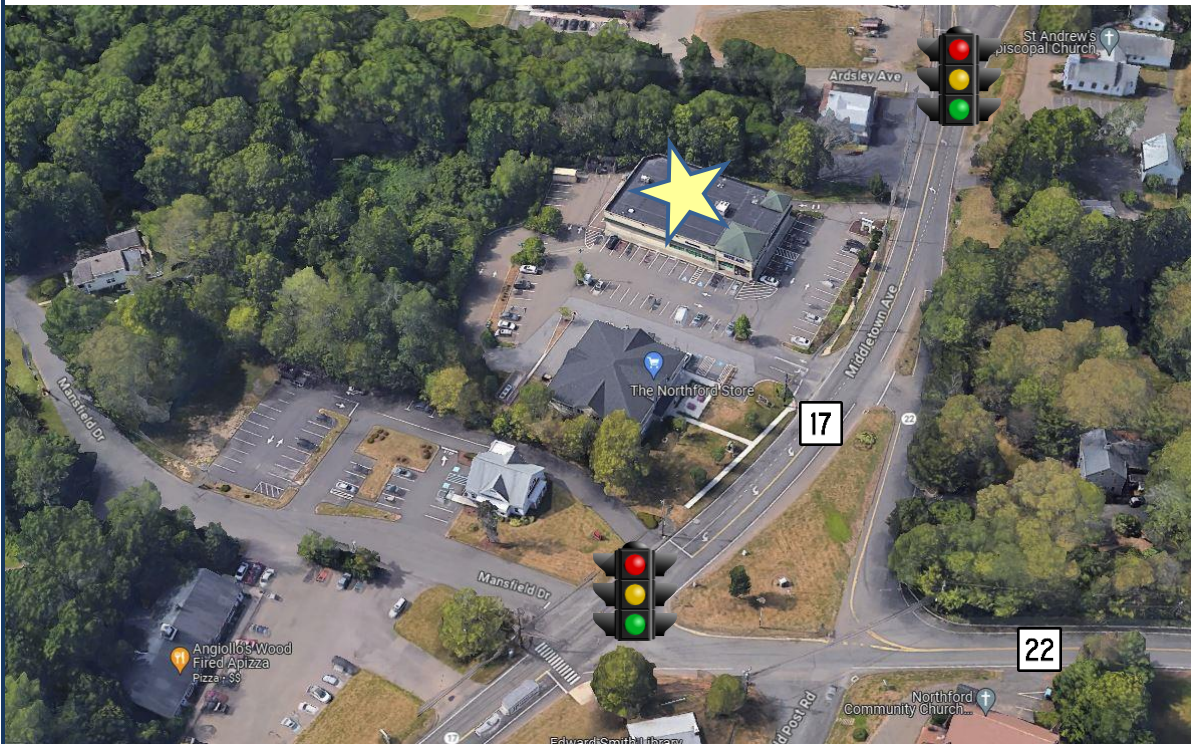
## Permitted Uses:

- Retail Stores
- Professional Office
- Banks / Financial
- Medical Office
- Veterinary Hospitals
- Restaurants / Fast Food
- Hotel / Motel
- Indoor Theater / Assembly Halls

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