



578 Main Street, Middletown, CT 06457

470± SF STREET LEVEL RETAIL – HIGHLY VISIBLE

LEASE RATE \$19.50/SF NNN

HIGHLIGHTS

- High Foot Traffic
- Traffic Count: 14,200± ADT
- B-1 Zoning
- Many Area Amenities
- Less than 1 mile from Rt. 9

CONTACT

Thomas Wilks

Office: (860) 761-6018

Cell: (860) 478-7954

twilks@orlcommercial.com



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.



FOR LEASE

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400± SF STREET LEVEL RETAIL – HIGH TRAFFIC

BUILDING INFORMATION

GROSS BLD. AREA: 4,588± SF

AVAILABLE AREA: 470± SF

CONSTRUCTION: Clapboard, Wood Frame

ROOF TYPE: Flat, Tar & Gravel

YEAR BUILT: 1900

MECHANICAL EQUIPMENT

AIR CONDITIONING: None

HEAT: Oil, Hot Water

SPRINKLERED: No

SITE INFORMATION

SITE AREA: 0.05 Acre

ZONING: B-1

PARKING: Metered Street Parking

SIGNAGE: On Building

VISIBILITY: Excellent on Main Street

HWY ACCESS: Route 9, Exit 13

TRAFFIC COUNT: 14,200± ADT

UTILITIES

SEWER: City

WATER: City

GAS: Available

EXPENSES

RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord

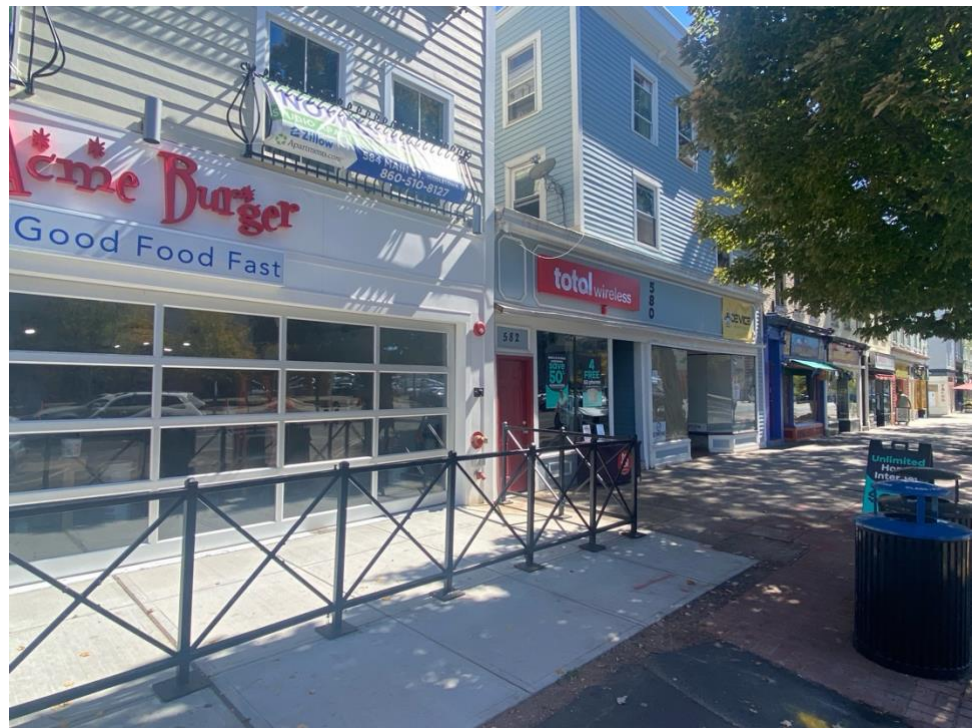
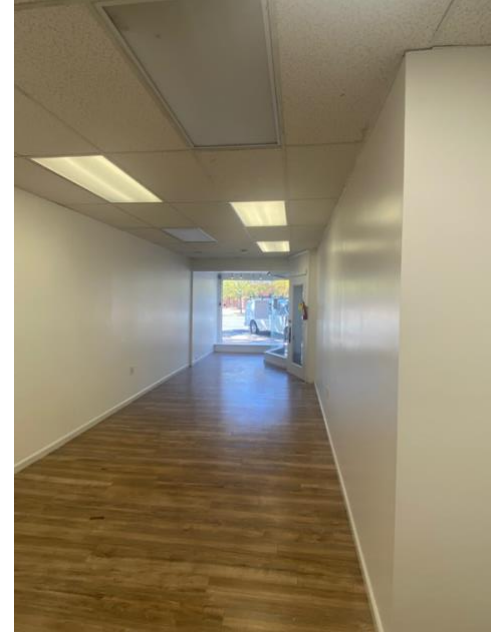
NNN EXPENSES: \$5.25/SF

COMMENTS

Street level retail located in the heart of Middletown's booming Main Street with high foot traffic.

DIRECTIONS

Route 9, turn right onto Washington Steet,
Turn right onto Main Street (CT-66)



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