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 Real Estate Broker
 Pyramid Real Estate Management
 Cell Phone = 860-891-8551; EM- klabbe@pyramidregroup.com

MEDICAL OFFICE/OFFICE FOR CONTINUED TENANT USE OR REDEVELOPMENT AND RETENANTING
 Individual Fee Ownership Suites Available or Total Building Lease Offers Welcome
 174 East Street, Southington, CT

Lease/Sale Offering – Existing Property - Adaptive Reuse Plans

Existing Suite:	2,650 square feet	Pharmacy - Occupied
Existing Suite:	1,050 square feet	Vacant
Existing Suite:	5,296 square feet	Vacant
Existing Suite:	7,150 square feet	Vacant
Existing Building:	16,136 square feet	
Existing Basement:	tbd square feet	– None applicable
Existing Building:	16,136 square feet	

Asking Base Lease Rate - \$16.50 - \$20.00 psf/yr NNN – Depending on level of renovation
 Asking Lease Rate - \$6.50 psf/yr NNN
 Asking Lease Rate - \$23.50 - \$26.50 psf/yr NNN – Budget depending on level of renovation

Lease/Sale Offering – Existing Property - Adaptive Reuse Plans

Existing Suite:	1,050 square feet	Vacant Medical
Existing Suite:	5,296 square feet	Vacant Medical
Existing Suite:	7,150 square feet	Vacant Medical
Existing Building:	13,126 square feet	Vacant Medical

Land – 1.63-acres
 Zoning – General Commercial
 Original Date of Construction – 1966; Renovations 2020
 Pre-leasing for Lease-up – 2025-2026

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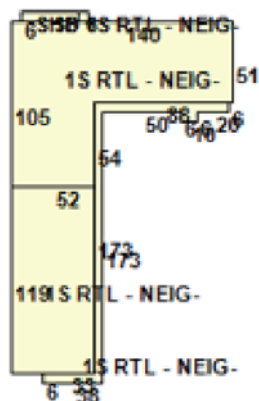
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Lease/Sale Offering – Existing Property - Adaptive Reuse Plans

Occupied:	18.69 %	Occupied
Vacant:	81.31 %	Vacant Medical
Existing Building:	100.0 %	Medical and Pharmaceutical
Land – 1.63-acres		
Zoning – General Commercial		
Original Date of Construction – 1966; Renovations 2020		
Pre-leasing for Lease-up – 2025-2026		

Description

The medical suites consist of a front and rear entries with the rear entry being proximate to the unique restrooms for men and women. The front of the suites have reception areas with receptionist desk to receive patrons. The medical suites are demised into reception rooms, blood labs, medical evaluation rooms, restrooms and more.

Lease/Sale Offering – Existing Property - Adaptive Reuse Plans

Reference	SQ.FT.	Rate	\$
Existing Suite:	2,650 square feet	Pharmacy - Occu + \$	\$ 0
Existing Suite:	1,050 square feet	Vacant+ \$	\$ tbd
Existing Suite:	5,296 square feet	Vacant+ \$	\$ tbd
Existing Suite:	7,150 square feet	Vacant+ \$	\$ tbd
Existing Building:	16,136 square feet	\$ tbd	\$ tbd
Existing Basement:	tbd		None applicable
Existing Building:	16,136 square feet		\$ tbd

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172-184 EAST STREET, PLAINVILLE, CT – SUBJECT SIGNAGE – FORMER TENANT



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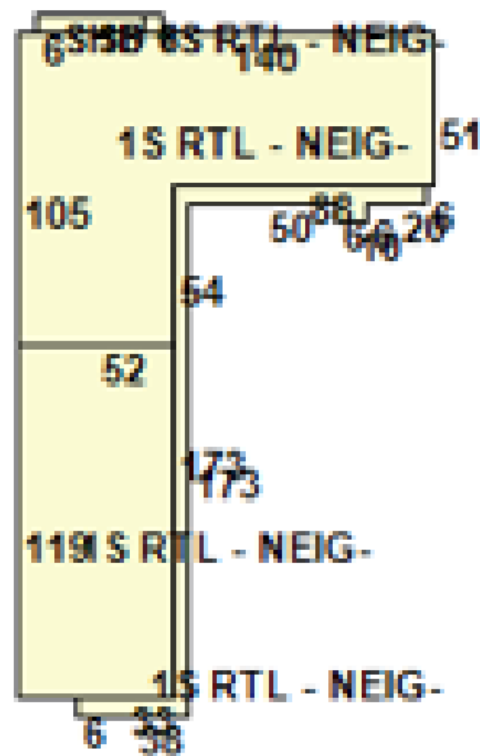
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172-184 EAST STREET, PLAINVILLE, CT – BUILDING DIMENSIONS PER ASSESSOR



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172-184 EAST STREET, PLAINVILLE, CT – DESCRIPTION OF THE SUBJECT PROPERTY

Description

The subject property consists of a one-story built-out into multiple suites, a 2,650 square foot pharmacy suite on the front on the front of the building and a 13,120 square foot medical office building that abuts the pharmacy suite to the rear. The pharmacy is leased and occupied. The balance of the property is vacant.

Conceptual plans to demist the building would create three or four suite from the current large suite. The current large suite is 13,120 square feet. Our demising concept former at least three suites, 2,650 square feet, a second suite at x,640 square feet.

The site illustrates parking for 72 parking spaces or 4.50 per 1,000 square feet of building area.

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172-184 EAST STREET, PLAINVILLE, CT – DECSRIPTION OF THE SITE

General

The property consists of a 1.63-acre corner site. The site fronts on East Street on an interior lot.

Utilities – Sewer – Yes

Landa Area – 1.63-acre

Utilities – Water – No

Land – Average Frontage – 200 lineal feet

Utilities – Gas – No

Land – Average Depth – 355 feet

Utilities – Electric - Yes

Land – Inland Wetland Soils – None apparent

Utilities – Telecom - Yes

Land – Zoning – GC – General Commercial

Heating – Forced Air

Heating – Fuel – tbd

Cooling – Central Air

Heating and Cooling Type: Forced Air

Basement - Yes

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172-184 EAST STREET, PLAINVILLE, CT – AERIAL PHOTO 172-184 EAST STREET, PLAINVILLE, CT – AERIAL PHOTO



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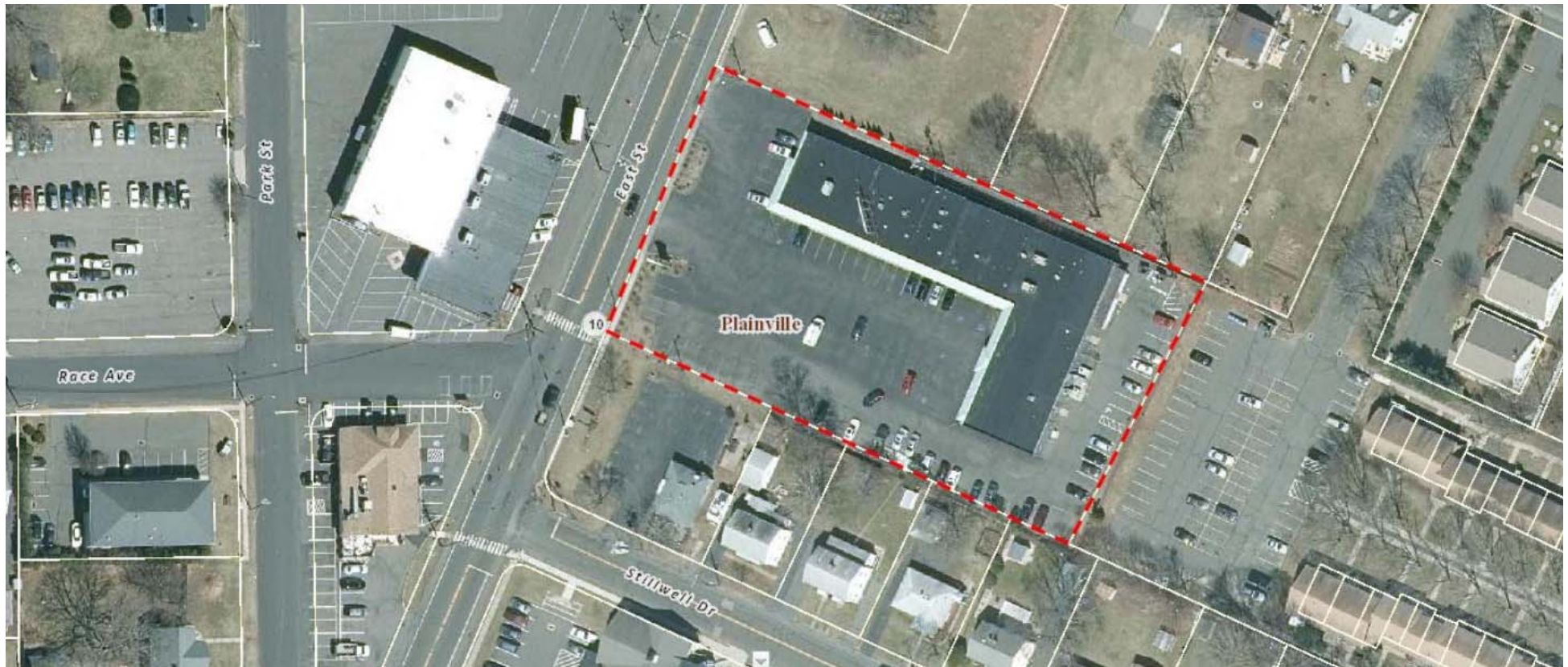
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172-184 EAST STREET, PLAINVILLE, CT – AERIAL PHOTO



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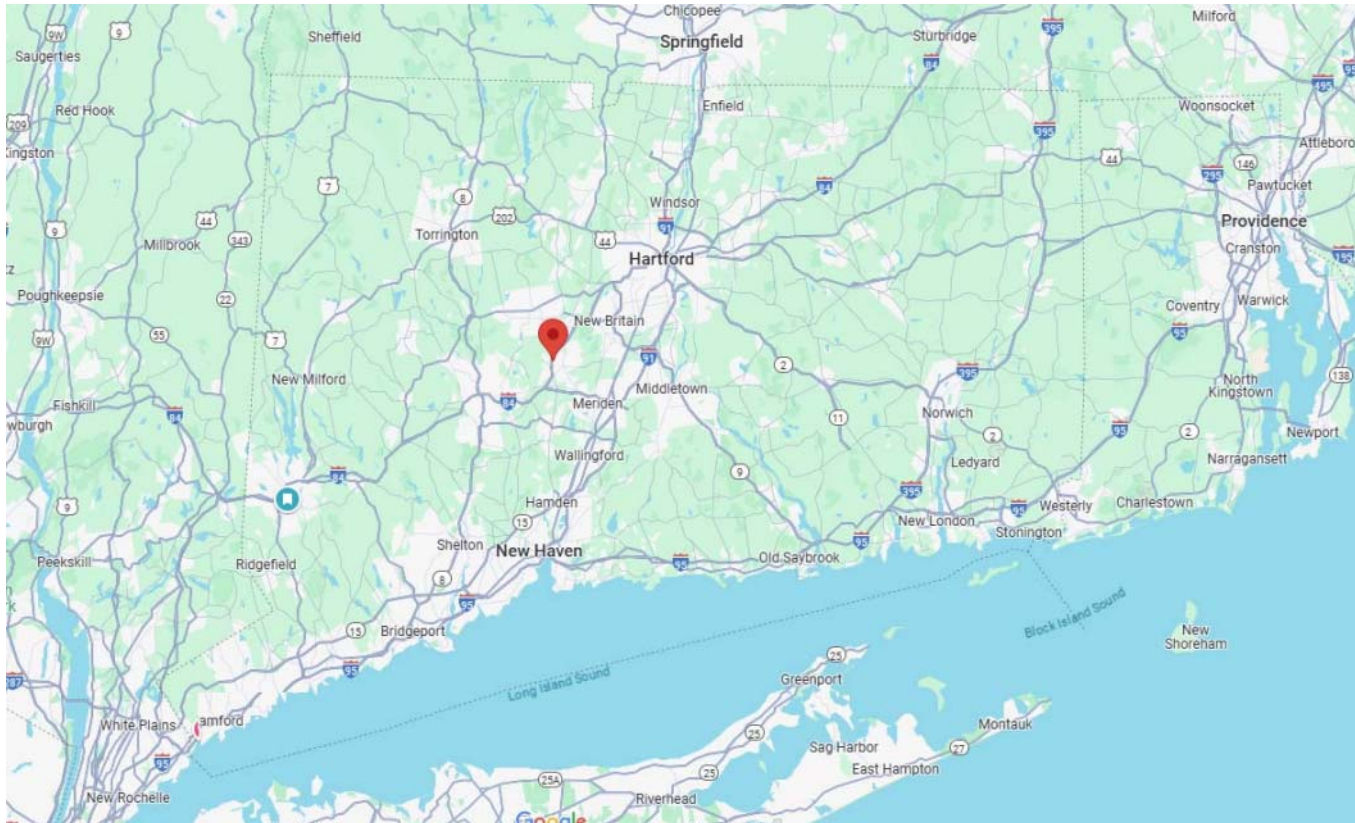
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Regional Map

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TENANT AND PROPERTY TYPE MIX

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172-184 EAST STREET, PLAINVILLE, CT – SIDE ENTRY TO SMALLEST SUITE



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172-184 EAST STREET, PLAINVILLE, CT – RECEPTION – SMALLEST SUITE



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172-184 EAST STREET, PLAINVILLE, CT – ASSESSOR'S PARCEL MAP



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172-184 EAST STREET, PLAINVILLE, CT – OFF-STREET PARKING

In total, we count 72 off-street parking spaces at the subject property or 4.50 parking spaces per 1,000 square feet of building area. The parking spaces focused on the southern border of the site and the south side of the building with more at the front and rear of the site. The site is served by two points of access for ingress and egress.



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172-184 EAST STREET, PLAINVILLE, CT – MEDICAL SUITES - RECEPTION AND ADMINISTRATION



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172-184 EAST STREET, PLAINVILLE, CT – MEDICAL SUITES



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172-184 EAST STREET, PLAINVILLE, CT – MEDICAL SUITES



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172-184 EAST STREET, PLAINVILLE, CT – WAITING ROOM



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172-184 EAST STREET, PLAINVILLE, CT – WAITING ROOM



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172-184 EAST STREET, PLAINVILLE, CT – MEDICAL SUITES – BACK OF HOUSE – STAFF PRODUCTION ROOM



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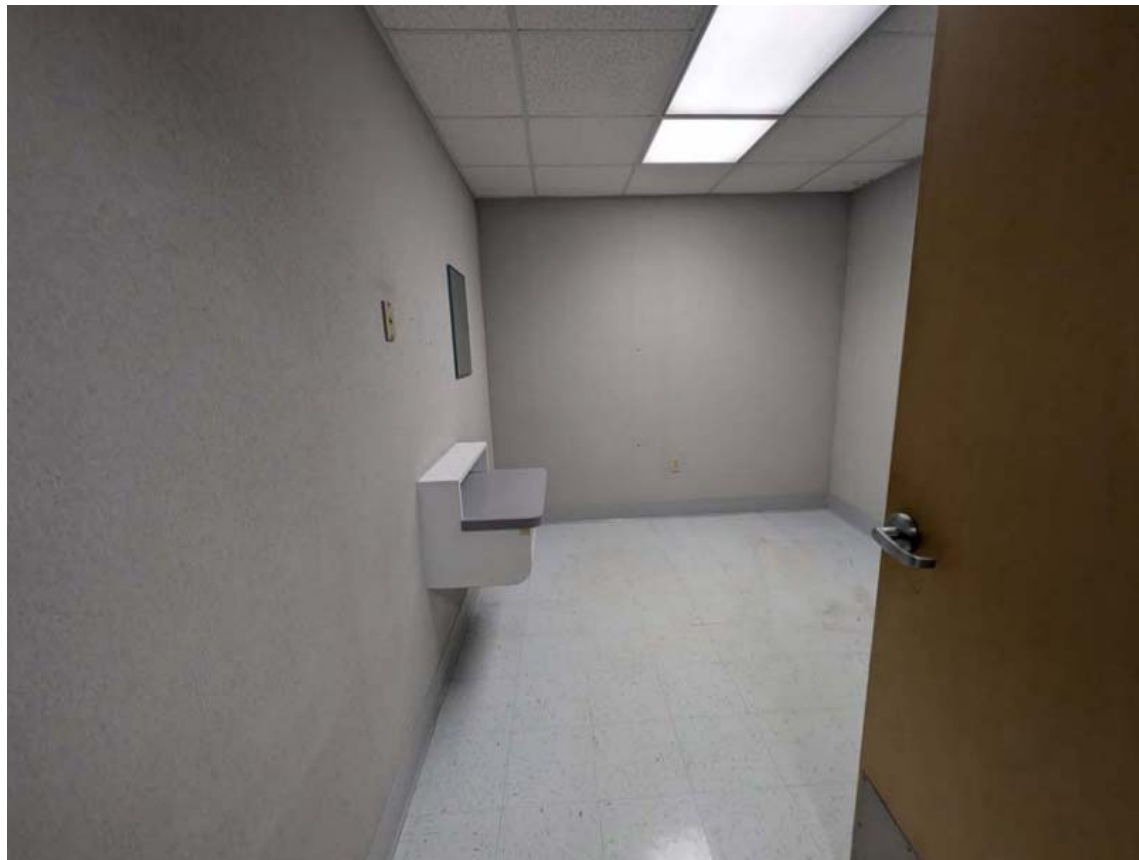
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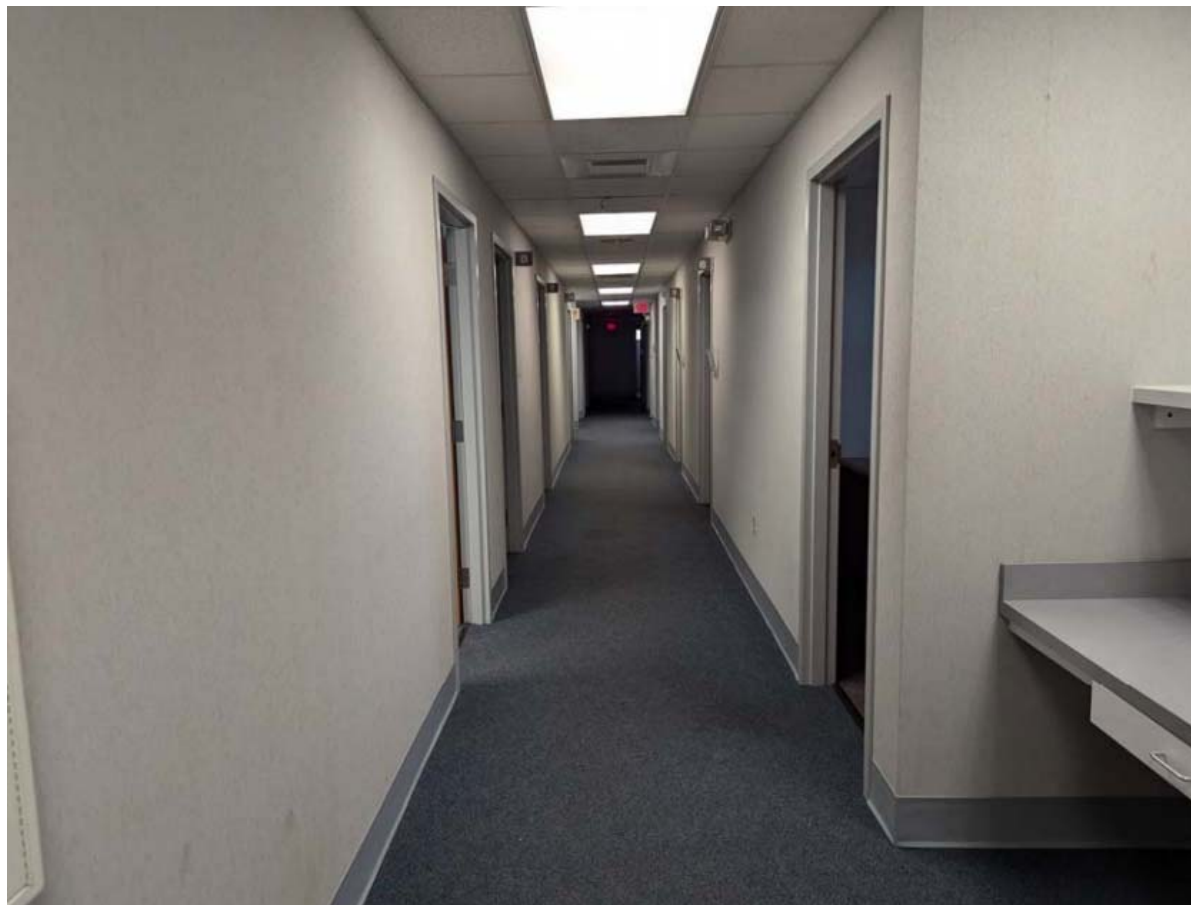
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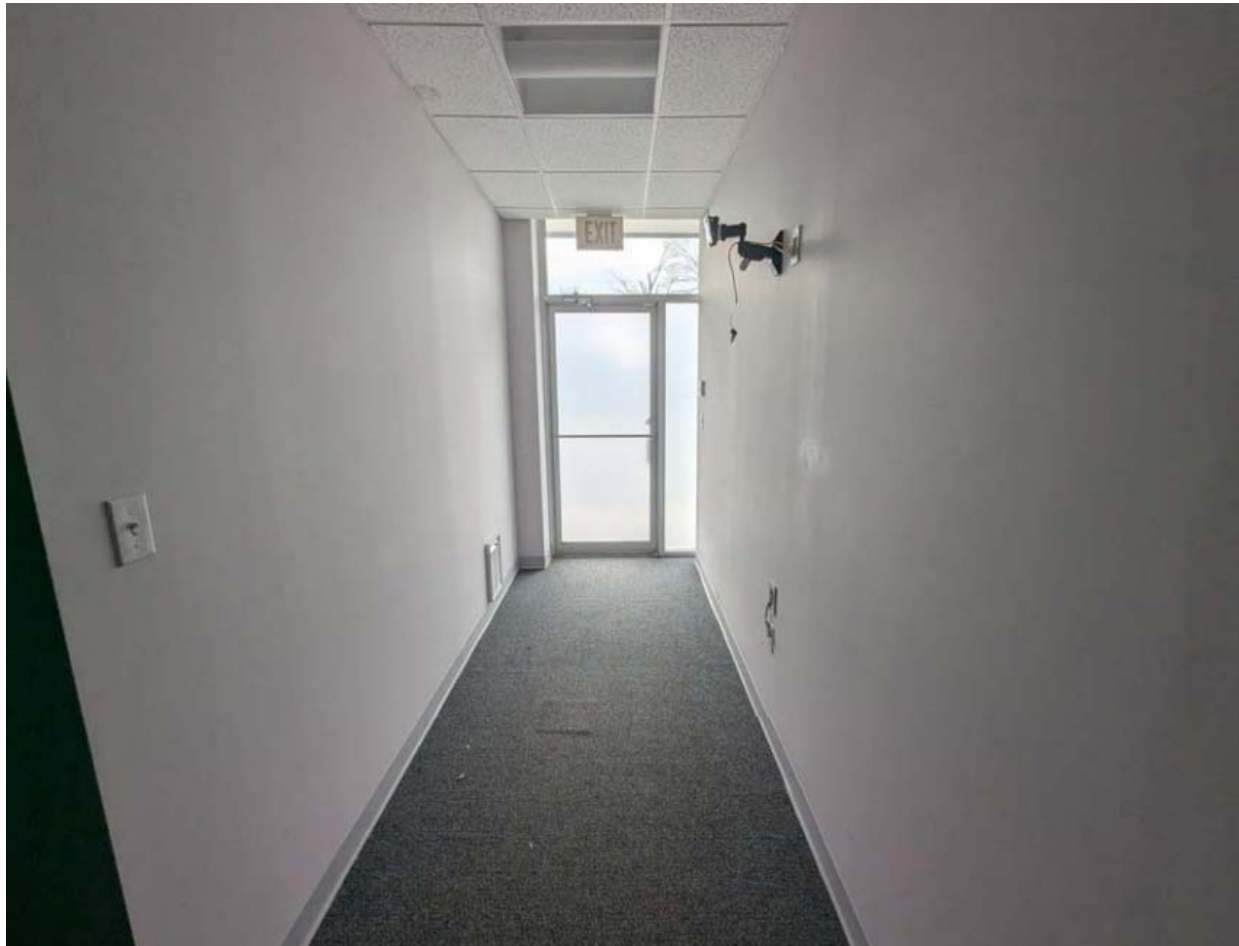
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172-184 EAST STREET, PLAINVILLE, CT - TRAFFIC COUNTS

Traffic Counts The traffic counts at this location are reported as 5,481 vehicle trips per day. This is relatively low as compared with nearby counts at Route 10 and Interstate 84 on Route 10 north at the interchange where vehicle counts are in the 24,000 vehicles per day range.

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Status: **OK**

PLNV-108 - North & South

Route 10 - 28.88 mi SW of Park Street

	04-Sep Wed	05-Sep Thu
Town.....Plainville		
Station.....108		
Location..... 41.662306,-72.864713	12:00am	35
2015-Principal Arterial - Other 3...2015-Urban	01:00am	27
Start Report.....04-Sep-2013 04:00AM	02:00am	16
End Report.....05-Sep-2013 04:00AM	03:00am	23
Axle Correction Factor.....None	04:00am	31
Annualized ADT.....5100	05:00am	118
24-Hour Count..... 5582 * G4(0.92) = 5135.4	06:00am	287
UnRounded AADT.....5135.4 / 1 = 5135.4	07:00am	276
OK 2013 Wed 04-Sep -this report-.....5100	08:00am	261
Dataset Details.....1	09:00am	274
	10:00am	299
	11:00am	320
	12:00pm	414
	01:00pm	383
	02:00pm	370
	03:00pm	487
	04:00pm	491
	05:00pm	471
	06:00pm	342
	07:00pm	236
	08:00pm	175
	09:00pm	104
	10:00pm	90
	11:00pm	52
	Totals	5481 101

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172-184 EAST STREET, PLAINVILLE, CT - TRAFFIC COUNTS AT NORTH SIDE OF INTERSTATE 84

SING-141 - Combined - n/s

Route 10 - 26.85 mi South of Spring Street

		12-Aug	13-Aug	14-Aug	15-Aug
		Mon	Tue	Wed	Thu
Town.....	Southington				
Station.....	141				
Location.....	41.6338,-72.873629	12:00am	182	202	190
Posted Speed Limit.....	40 MPH	01:00am	131	155	151
A.K.A.....	2141	02:00am	88	79	94
2015-Principal Arterial - Other	3...2015-Urban	03:00am	110	114	106
HPMS Section ID.....		04:00am	202	209	214
Start Report.....	12-Aug-2024 10:00AM	05:00am	446	412	412
End Report.....	15-Aug-2024 09:00AM	06:00am	867	899	916
Annualized ADT.....	24000	07:00am	1245	1243	1254
24-Hour Count.....	26400 * G4(0.92) = 24288.0	08:00am	1457	1405	1388
Day 1.....	+25582 * G4(0.92) = 47823.4	09:00am	x	1354	1538
Day 2.....	+26299 * G4(0.92) = 72018.5	10:00am	1597	1575	1617
UnRounded AADT.....	72018.5 / 3 = 24006.2	11:00am	1648	1812	1702
OK	2024 Mon 12-Aug -this report-----	12:00pm	1934	1772	1695
OK	2021 Wed 11-Aug -----	01:00pm	1877	1683	1890
OK	2020 Mon 31-Aug -----	02:00pm	1793	1565	1739
OK	2015 Tue 29-Sep -----	03:00pm	1892	1588	1770
OK	2009 Mon 07-Dec -----	04:00pm	1983	1908	1789
OK	2006 Wed 03-May -----	05:00pm	1798	1733	1777
Dataset Details.....	2	06:00pm	1650	1786	1636
		07:00pm	1481	1505	1485
		08:00pm	1152	1133	1268
		09:00pm	758	684	847
		10:00pm	471	476	520
		11:00pm	284	280	308
		Totals	20318	25582	26299
					4725

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172-184 EAST STREET, PLAINVILLE, CT - ESTIMATE OF REAL ESTATE TAXES

Market Price		Assessors Value	
Buildings	\$ 748,200	Buildings	\$ 523,740
Outbuildings	\$ 900	Outbuildings	\$ 630
Land	\$ 684,600	Land	\$ 479,220
Total	\$ 1,433,700	Total	\$ 1,003,590
		Factor	\$ 1,003.599
		Assessment	1,003.599
		Estimate of Real Estate Tax	\$ 32,757.47
		Gross Leasable Area	16,136 sf
		Estimate of Real Estate Tax	\$ 2.03 psf

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172-184 EAST STREET, PLAINVILLE, CT



Pharmaceutical and Medical Mixed Use Property

Gross Leasable Area – 16,136 square feet

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