



# FOR SALE/LEASE

## PRIME RETAIL LOCATION

860-862 Silas Deane Hwy, Wethersfield, CT 06109  
Up to 7,000± SF Office/Retail/Medical Building Available

**SALE: \$950,000 | LEASE: \$15.00/SF plus utilities and janitorial**

### HIGHLIGHTS

- 7,000± SF Commercial building
- 0.53 acre
- Subdividable to 3,500 SF
- 25 Spaces on site plus rear 19 leased
- On-building signage
- RC Zone
- New Roof, Windows, HVAC, Paving in 2015
- Traffic: 16,700 ADT on Silas Deane Hwy
- 1.3 miles to I-91, exit 24 or 25

### CONTACTS

**Robert Gaucher**

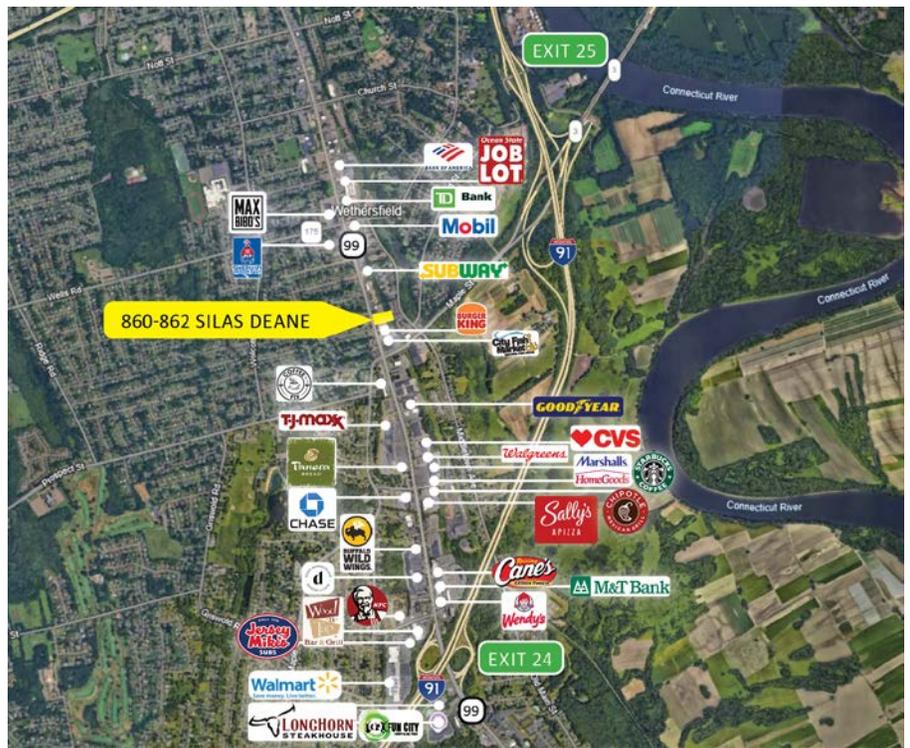
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2 Summit Place, Branford, CT 06405 | (203) 488-1555 | (203) 315-4046

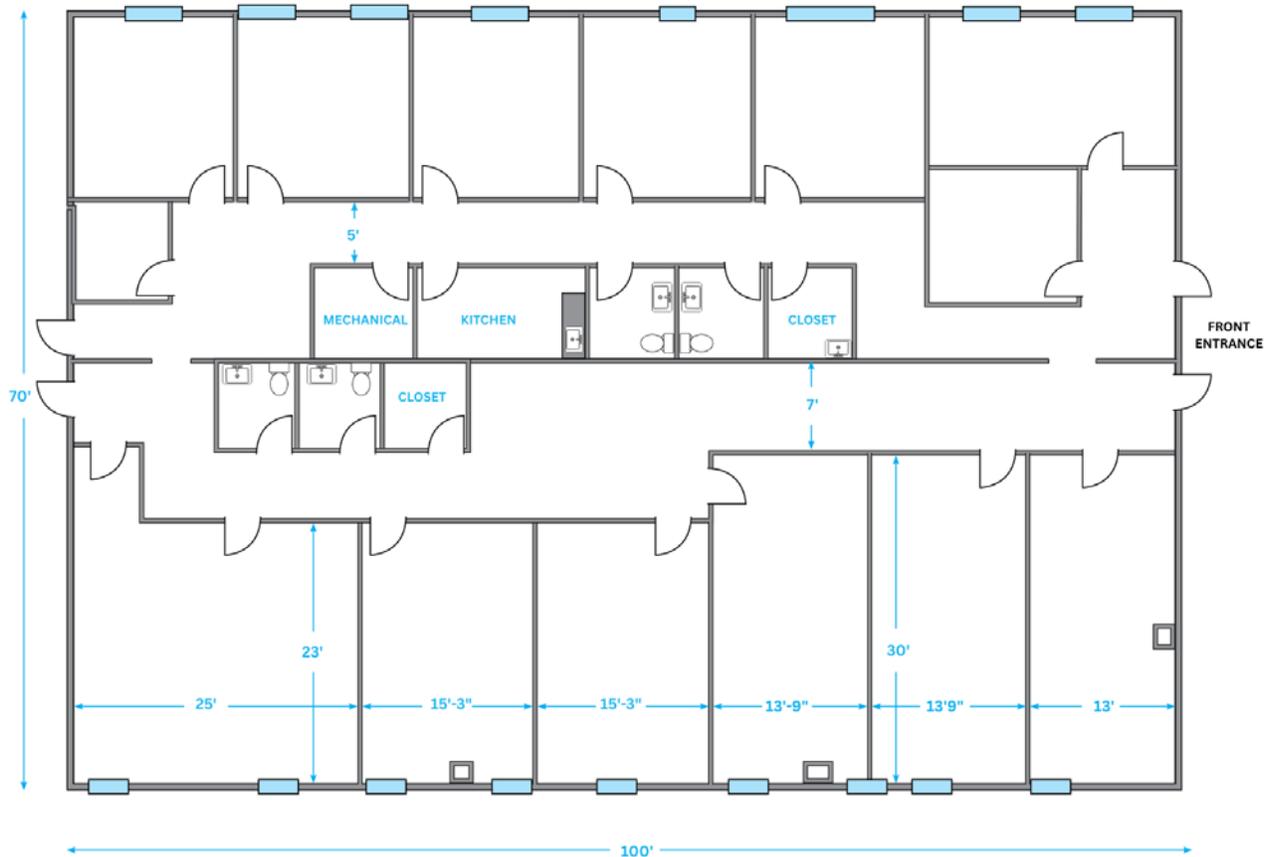
2430 Silas Deane Highway, Rocky Hill, CT 06067 | (860) 721-0033 | (860) 721-7882

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



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## BUILDING INFORMATION

**GROSS BLD. AREA:** 7,000± SF  
**AVAILABLE AREA:** 7,000± SF  
**WILL SUBDIVIDE TO:** 3,500± SF  
**# OF FLOORS:** 1 Story  
**DOCKS:** 1 dock  
**CLEAR HEIGHT:** 9.5' to suspended ceiling  
10.5' to bar joist  
**CONSTRUCTION:** Concrete Masonry  
**ROOF TYPE:** Membrane 2015  
**YEAR BUILT:** 1968 (fully renovated 2015)

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air  
**HEAT:** Rooftop Gas Units, Forced Hot Air  
**SPRINKLERED:** No

## SITE INFORMATION

**SITE AREA:** 0.53± Acres  
**ZONING:** RC – Regional Commercial  
**PARKING:** 25 Parking Spaces on-site, plus 19 spaces leased from CLP in rear lot (\$542/Mo)  
**SIGNAGE:** On Building  
**VISIBILITY:** High Visibility  
**FRONTAGE:** 112' on Silas Deane Hwy (Rt. 99)  
**HWY ACCESS:** I-91 Exit 24 or 25 (1.3 miles)  
**TRAFFIC COUNT:** 16,700± ADT

## UTILITIES

**SEWER:** MDC  
**WATER:** MDC  
**GAS:** Yes

## TAXES

**ASSESSMENT:** \$665,670  
Exemption \$59,355 = \$606,315  
**MILL RATE:** 40.56  
**TAXES:** \$24,592.14 (\$3.51/SF)

## EXPENSES

**RE TAXES:**  Tenant  Landlord  
**UTILITIES:**  Tenant  Landlord  
**INSURANCE:**  Tenant  Landlord  
**MAINTENANCE:**  Tenant  Landlord  
**JANITORIAL:**  Tenant  Landlord

**NOTE:** The entire building is currently leased to Math School, lease expires on 6/30/26 and they will be relocating.



Demographics	1 Mile	3 Mile	5 Mile
Population	7,878	58,753	201,745
Households	3,336	23,584	82,077
Avg Household Income	\$115,216	\$105,900	\$95,246

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