

FOR LEASE

1 Sherman Hill Rd., Woodbury, CT

MATTHEWS COMMERCIAL PROPERTIES



PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present 1 Sherman Hill Rd., Woodbury CT available for lease. There's a mix of units available that are suitable for a variety of professional and medical office users.

PROPERTY FEATURES

- 1st Floor: 4,402 SF - Former Bank with Drive-Thru - Asking \$7,318.33 Per Month + Utilities
- Suite 2-1: 1,029 SF +/- Asking \$1,710.71 Per Month Including Utilities
- Suite 2-2: 356 SF +/- Asking \$591.85 Per Month Including Utilities
- Suite 2-3: 347 SF +/- Asking \$576.89 Per Month Including Utilities
- Highly Visible Building with Great Signage
- Average Daily Traffic: 13,900 Vehicles on Main St. S. & 5,700 Vehicles on Sherman Hill Rd.
- Extremely Large Parking Lot
- Professional & Local Ownership

LEASE RATE

- \$11.95 PSF + \$8.00 PSF NNN

GERRY D. MATTHEWS
203-753-5800
matthewscre@gmail.com

NOAH D. MATTHEWS
203-721-3337
matthewsnoah@gmail.com

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MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com

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BUILDING

Total SF	12,524 SF +/-
Total Available SF	6,134 SF +/-
Exterior Construction	Brick / Veneer
Roof	Composite
Interior Construction	Carpet / Drywall
Year Built	1974
Ceiling Height	8'
Parking	Large Parking Lot
Zoning	MQ-A

PROPERTY

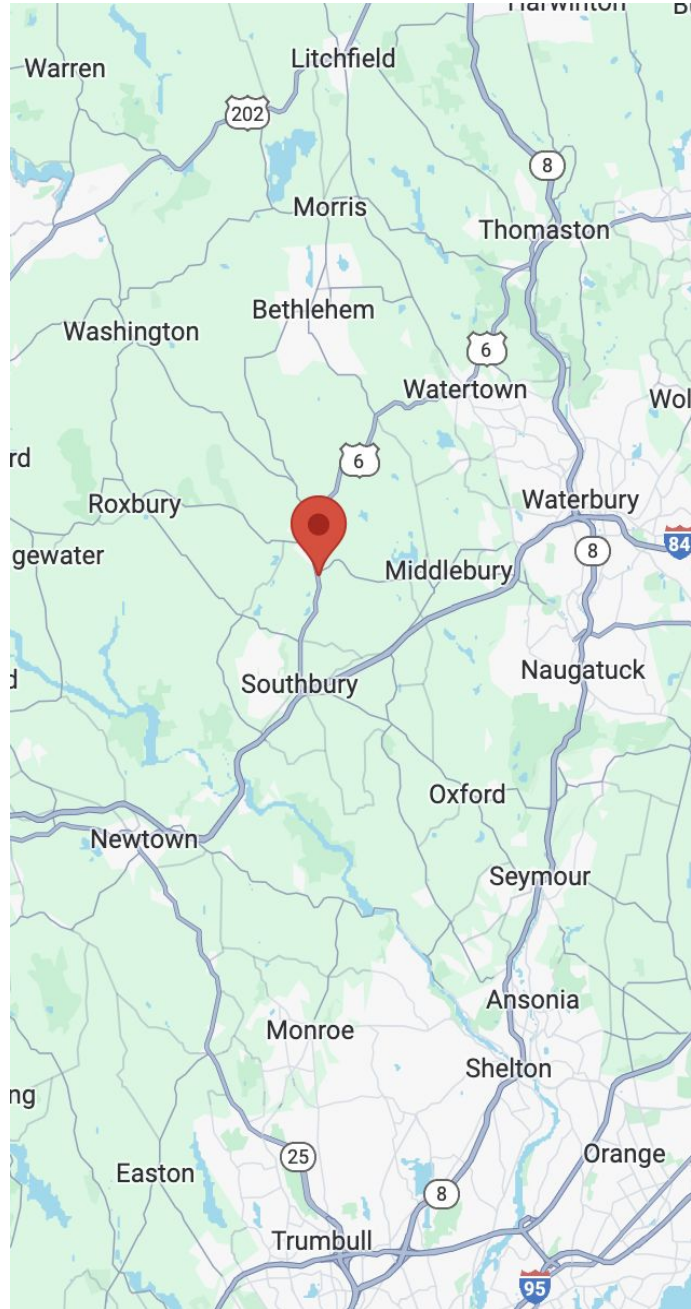
Lot Size	3.53 Acres
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MECHANICALS & UTILITIES

Heat Source/ Type	Gas - Forced Air
Electric	Eversource
Sewer	City
Water	City

TAXES

TAXES PSF	\$2.71 PSF
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Suite 2-1: 1,029 SF



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Suite 2-2: 356 SF



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Suite 2-3: 347 SF



Common Area Between Suite 2-2 & Suite 2-3

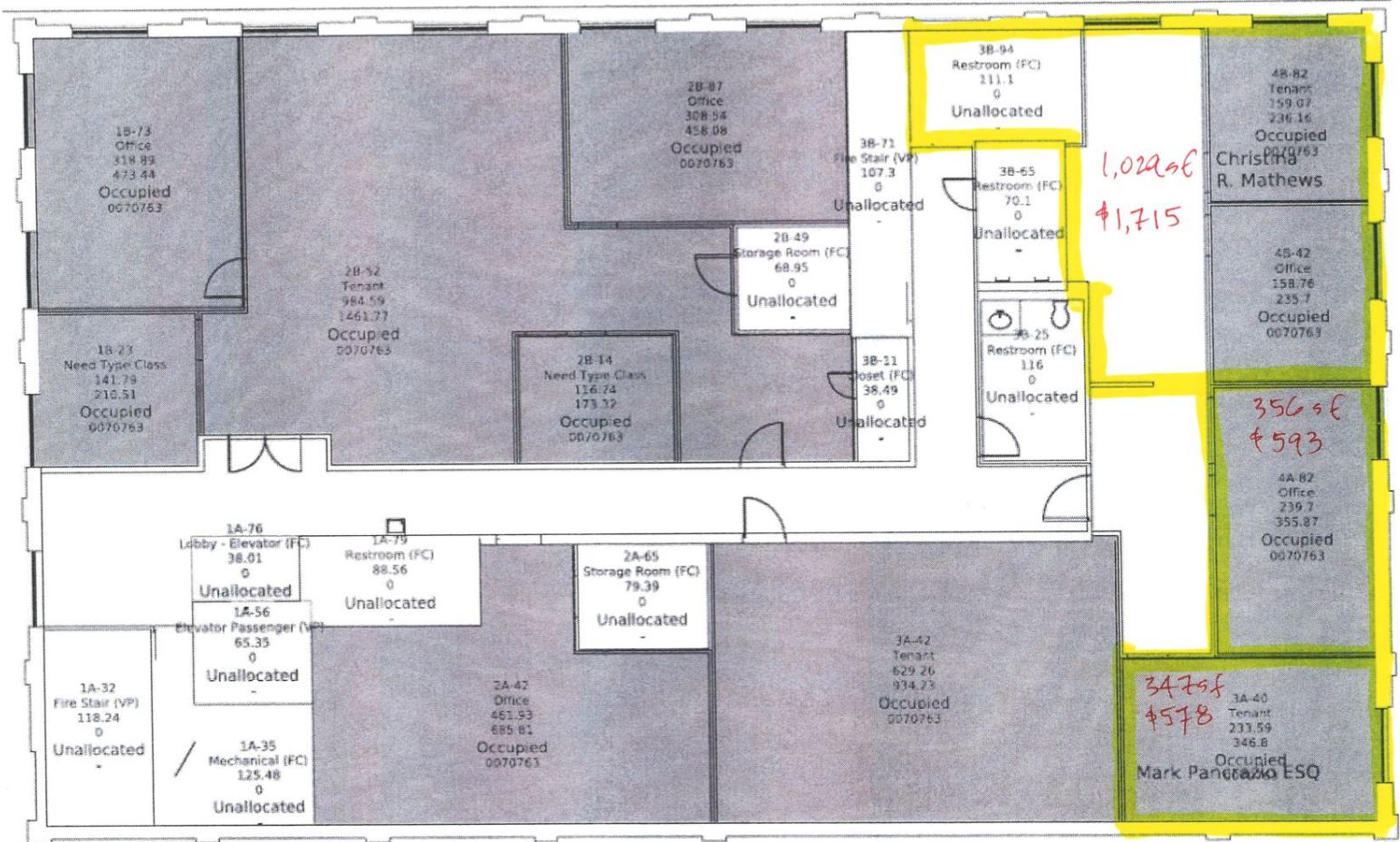


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2nd Floor



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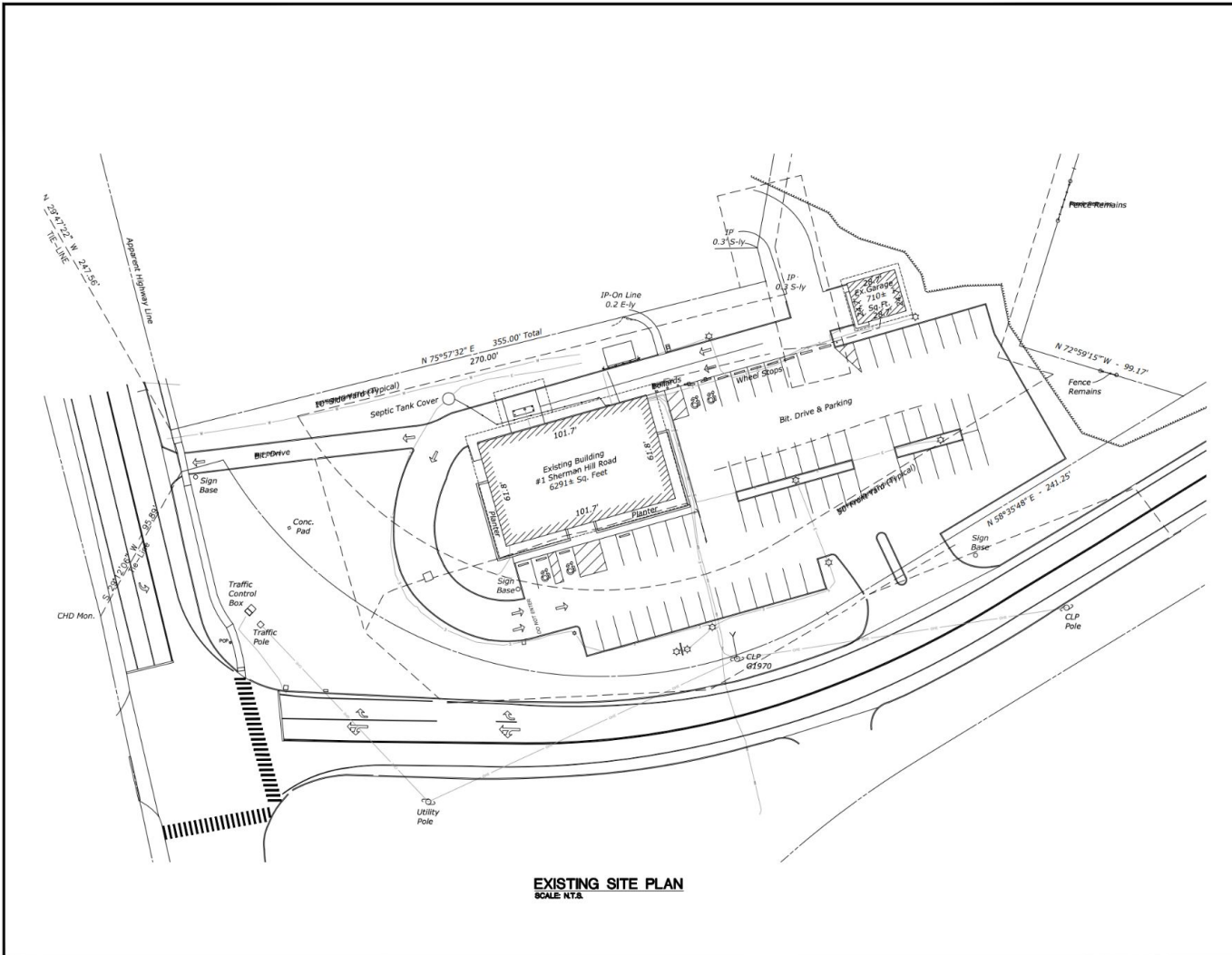
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EXISTING SITE PLAN
SCALE: NTA

ROSE
TISO
& CO. L.L.C.
ARCHITECTS • SURVEYORS • ENGINEERS
www.rose-tiso.com
25 BRANTFORD AVENUE, FAIRFIELD, CT 06424
TEL: 203.251.0522 FAX: 203.251.0524

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT TITLE

POTENTIAL DUNKIN' DONUTS

1 SHERMAN HILL ROAD
WOODBURY, CT 06798

Prepared For:
CT/1 SHERMAN HILL ROAD, LLC

SHEET TITLE

EXISTING SITE PLAN

DESIGNED BY: TG	SCALE: AS NOTED
DRAWN BY: MS	DATE: 09-06-2022
CHECKED BY: JRE	PROJECT NUMBER: 0000
CAD FILE: R/1/0000/ARCH	

SEAL

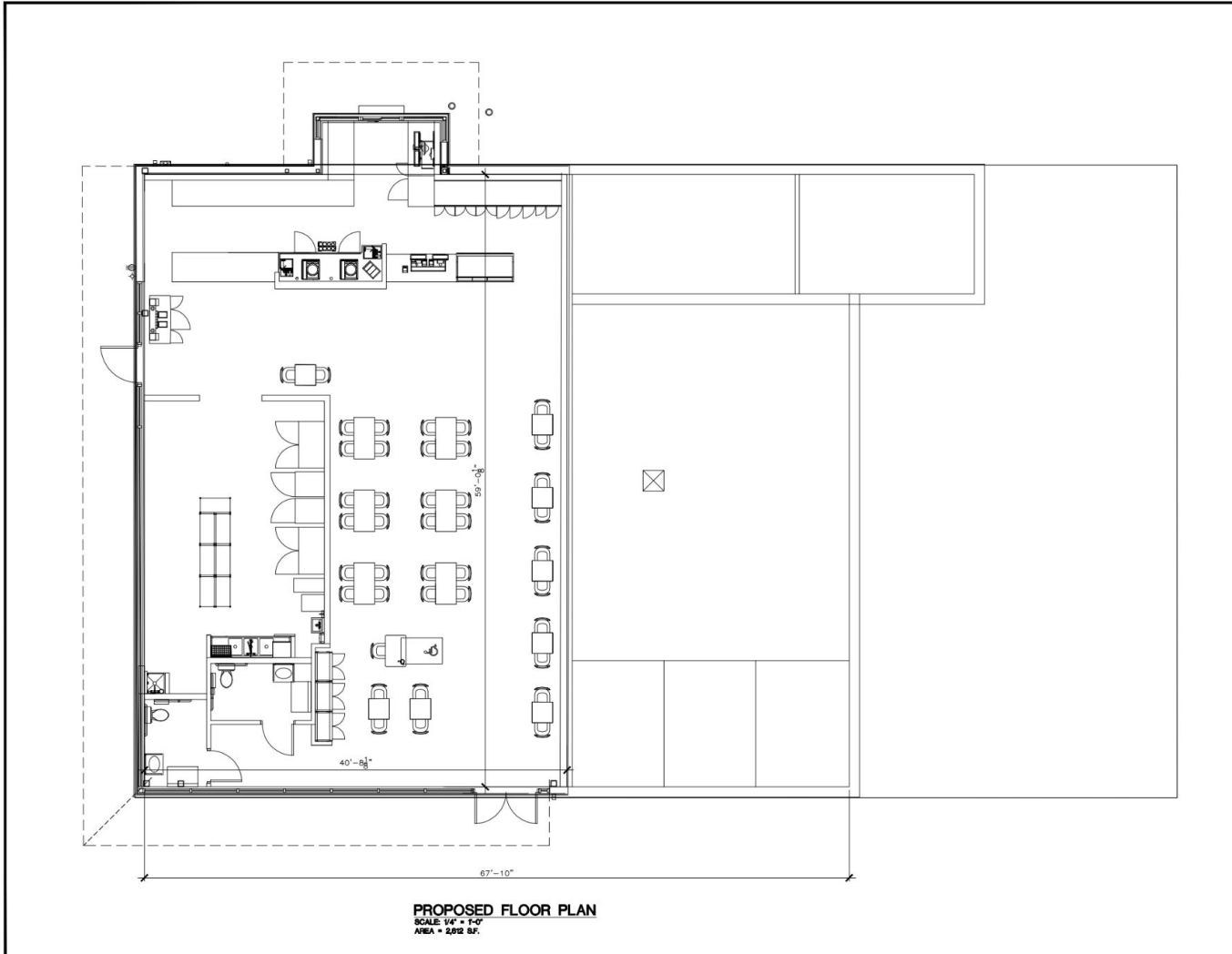
SHEET NUMBER

SP-1

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**ROSE
 TISO
 & CO. LLC.**
 ARCHITECTS • SURVEYORS • ENGINEERS
WWW.ROSETISO.COM
 25 BUCKENBURY AVENUE, HARTFORD, CT 06183
 TEL: (860) 525-8748 FAX: (860) 525-4044

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT TITLE
**POTENTIAL
 DUNKIN' DONUTS**
 1 SHERMAN HILL ROAD
 WOODBURY, CT 06798
 Prepared For:
 CT/1 SHERMAN HILL ROAD, LLC

SHEET TITLE
**PROPOSED
 FLOOR PLAN**

DESIGNED BY: TC	SCALE: AS NOTED
DRAWN BY: MS	DATE: 09-06-2022
CHECKED BY: FR	PROJECT NUMBER: 0000
CAD FILE: R/1/0000/ARCH	

SEAL SHEET NUMBER
A-111