

FOR LEASE | 220 North Main Street, Manchester, CT 06045

1,200± SF END CAP RESTAURANT/RETAIL SPACE

HIGH TRAFFIC LOCATION WITH DRIVE-THRU

LEASE RATE: \$15.00/SF NNN

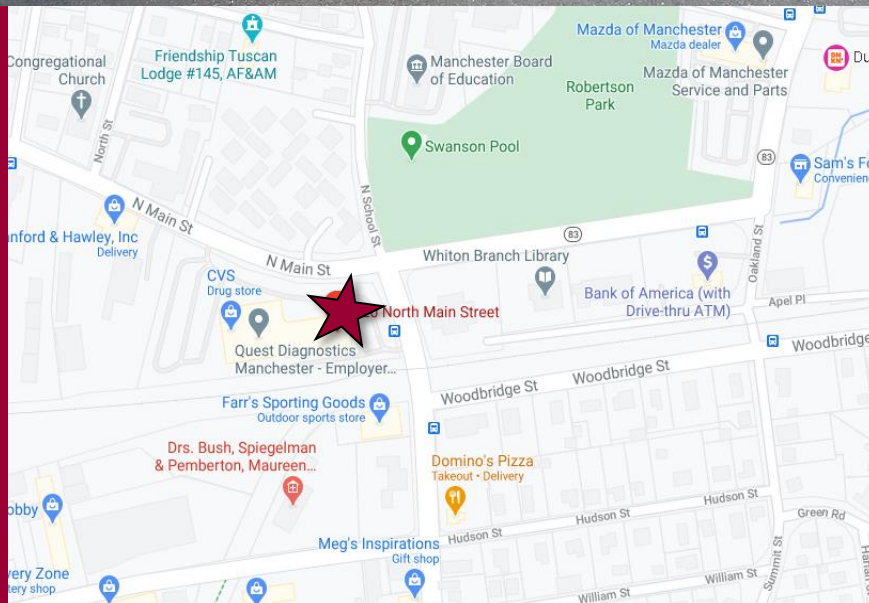


Ranked in Top 50  
Commercial Firms in U.S.



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### Property Highlights

- 1,200± SF
- Traffic Count 18,282 ADT
- End Cap Space
- Signalized Intersection
- Busy strip center
- Signage on building and Pylon Sign
- Drive-thru
- 290 Parking Spaces
- Many area amenities
  - Shopping
  - Banking
  - Dining
  - Recreation

For more information contact:

Jay Morris | 860-721-0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) or Kyleigh Caron | 860-761-6004 | [kcaron@orlcommercial.com](mailto:kcaron@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  
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#### BUILDING INFORMATION

GROSS BLD. AREA 43,212± SF  
AVAILABLE AREA 1,200± SF  
MAX CONTIGUOUS AREA 1,200± SF  
WILL SUBDIVIDE TO 1,200± SF  
DRIVE-THRU 1 lane  
NUMBER OF FLOORS 1  
CONSTRUCTION Brick/Masonry  
ROOF TYPE Tar & Gravel  
YEAR BUILT 1970

#### SITE INFORMATION

SITE AREA 4.23 acres  
ZONING Commercial  
PARKING 290 Surface Spaces  
SIGNAGE On Building & Pylon  
VISIBILITY Excellent  
FRONTAGE 575'  
HWY.ACCESS I-84  
TRAFFIC COUNT 18,282

#### UTILITIES

SEWER City  
WATER City  
GAS Available

#### MECHANICAL EQUIPMENT

AIR CONDITIONING Central  
TYPE OF HEAT Gas  
SPRINKLERED Yes  
ELECTRIC SERVICE TBD

#### EXPENSES

RE TAXES  Tenant  Landlord  
UTILITIES  Tenant  Landlord  
INSURANCE  Tenant  Landlord  
MAINTENANCE  Tenant  Landlord  
JANITORIAL  Tenant  Landlord  
ASSESSMENT \$3,415,300  
MILL RATE 36.52  
TAXES \$2.89/SF  
CAM \$4.11/SF

#### OTHER TENANTS

Hartford Medical Group  
One Stop Liquor  
Fedora Optical  
Hearing wellness Center  
Hartford HealthCare  
Quest Diagnostics

AREA RETAIL One Stop Liquor, Farr's Sporting Goods, Sanford & Hawley

COMMENTS Located at busy signalized intersection. On bus line. Both spaces are subdividable.

DIRECTIONS I-84 to Exit 62, right on Buckland St, left on Tolland Tpke, stay straight on N Main Street.

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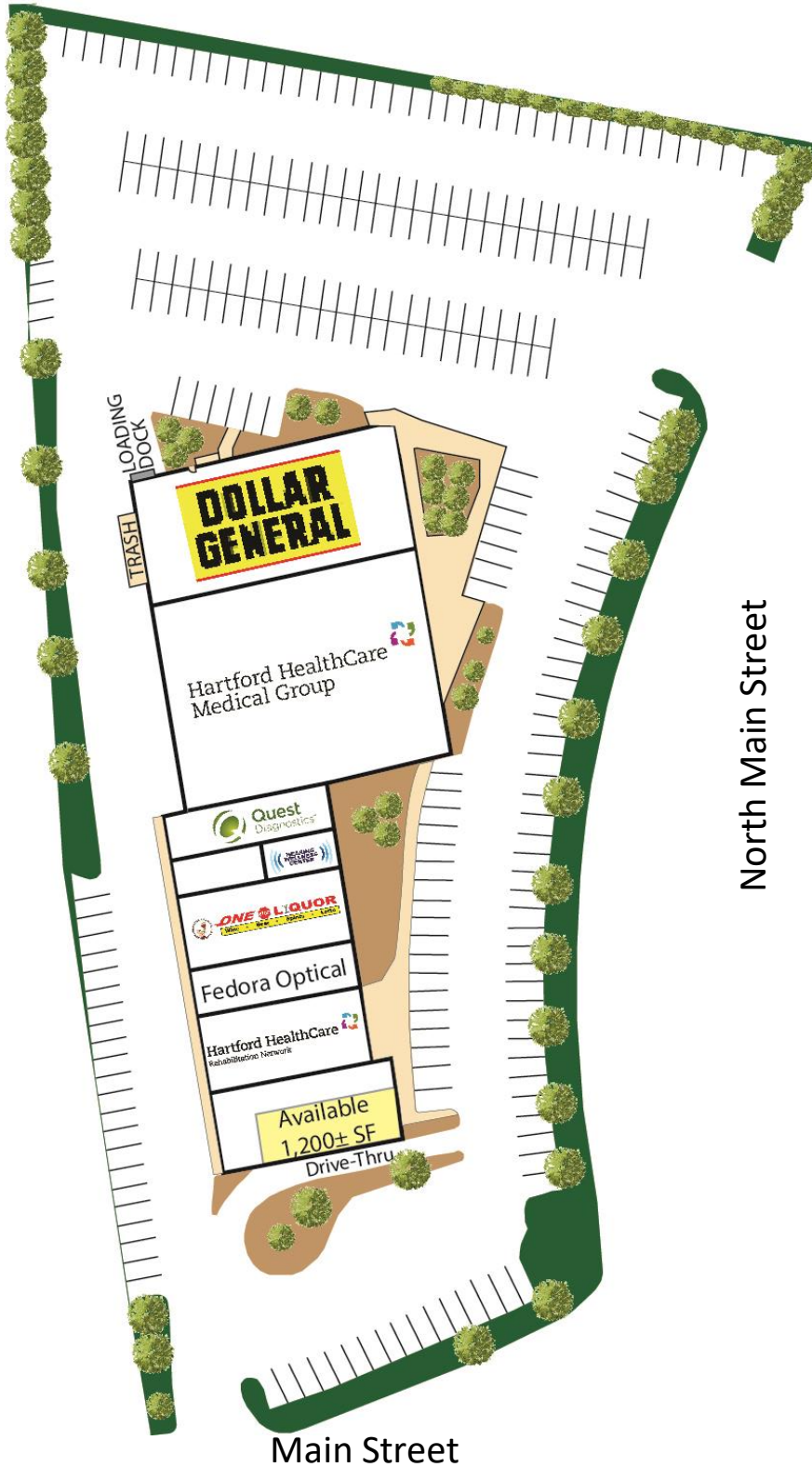
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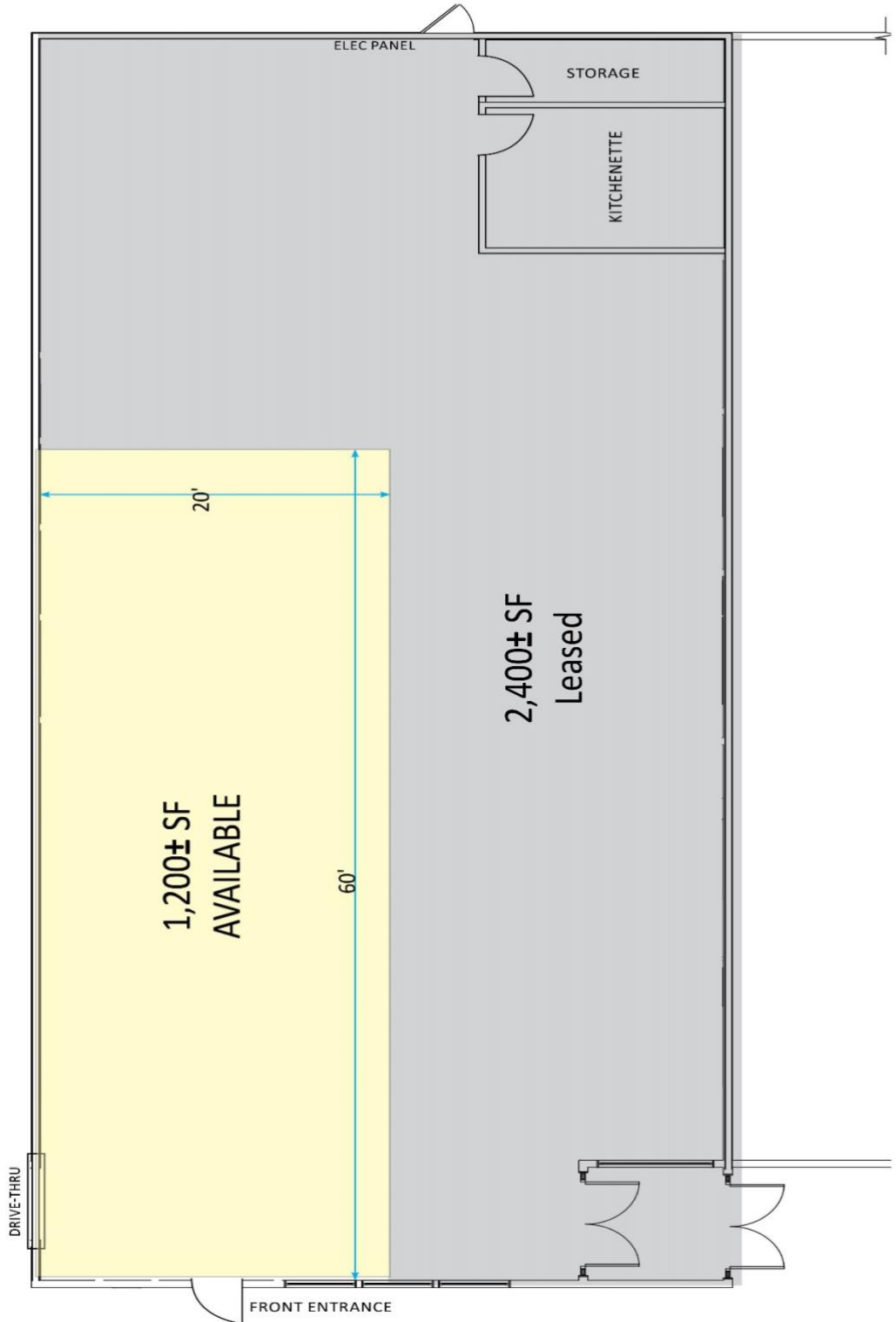
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