

# FOR SUBLEASE | 2,500± SF RETAIL/BANK BUILDING

## DRIVE-THRU | LEASE TERM EXPIRES 2/29/28

768 N Main Street, Manchester, CT 06040

REDUCED SUBLEASE RATE: \$20.00/SF NNN

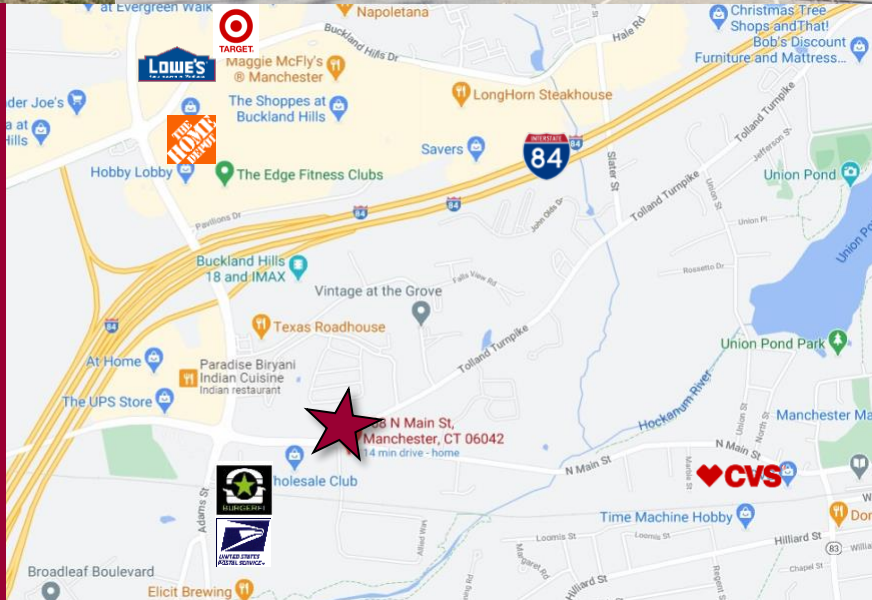


Ranked in Top 50  
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### Property Highlights

- 2,500 SF Retail/Bank
- 0.50 acres
- 1 floor
- Built 2008
- 2 drive-thru lanes
- 13 parking spaces
- GB Zone
- On Building Signage
- I-84 Exit 62, I-291
- Traffic: 18,610 ADT
- In Bj's anchored plaza
- Many area amenities

For more information contact: Thomas Wilks | 860.761.6018 | [twilks@orlcommercial.com](mailto:twilks@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	2,500± SF
AVAILABLE AREA	2,500± SF
MAX CONTIGUOUS AREA	2,500± SF
NUMBER OF FLOORS	1
DRIVE-THRUS	2 lanes
CONSTRUCTION	Brick/Masonry
ROOF TYPE	Gable, Asphalt Shingle
YEAR BUILT	2008

### SITE INFORMATION

SITE AREA	0.50 acres
ZONING	GB
PARKING	13 spaces (4+/1000)
SIGNAGE	On building
VISIBILITY	N Main and Tolland Tpke
HWY.ACCESS	I-84 Exit 62, I-291
TRAFFIC COUNT	18,610 ADT

### UTILITIES

SEWER	Public
WATER	Public
GAS	Yes

### EXPENSES

RE TAXES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
MAINTENANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord

### MECHANICAL EQUIPMENT

AIR CONDITIONING	Central
TYPE OF HEAT	Forced Air
SPRINKLERED	TBD

**OTHER TENANTS** BJ's, USPS, Burger Fi

**AREA RETAIL** Buckland Hills Mall, Target  
Evergreen Walk, Lowe's  
Home Depot

**COMMENTS** Visible from the light at the corner of Adams/Buckland St and Tolland Tpke and has great visibility from BJ's Gas Station

**DIRECTIONS** I-84 to Exit 62, follow Buckland St to Tolland Tpke to N Main St.

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- I-84 Exit 62, I-291
- Traffic: 18,610 ADT
- In BJ's anchored plaza
- Many area amenities
  - Shopping, Banking, Dining



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