



LAND LEASE

7 North Washington Street, Plainville, CT 06062

1.28± ACRES FOR REDEVELOPMENT

LEASE RATE: \$125,000/YEAR NNN

HIGHLIGHTS

- 1.28± Acres on Signalized Corner
- Perfect Site for Retail Tenant
- Landlord will remove building to create a pad ready site
- Excellent Visibility on W Main Street & N Washington Street
- 20,800± ADT
- Close Proximity to Area Amenities

CONTACTS

Thomas Wilks

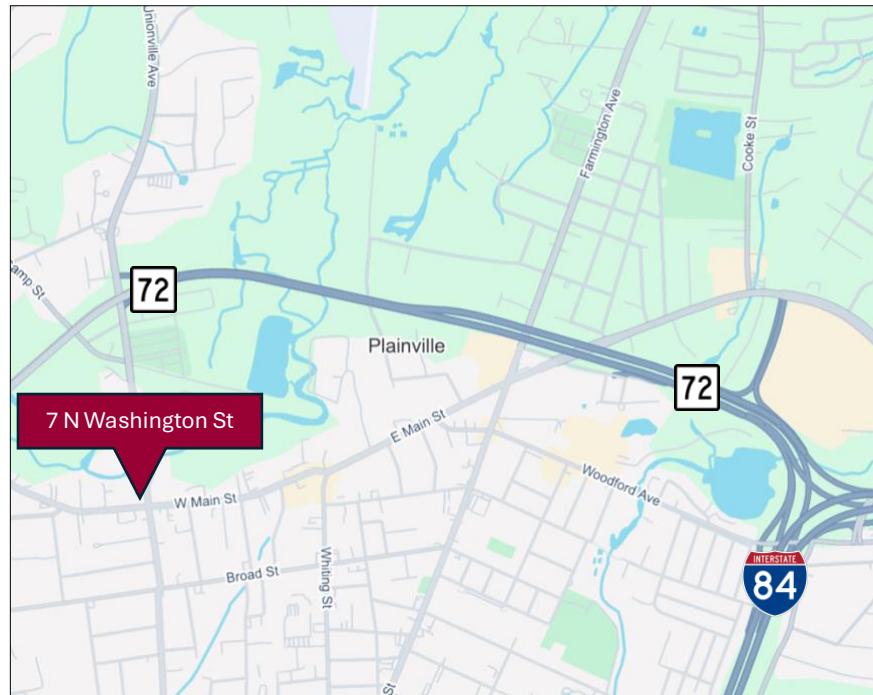
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BUILDING INFORMATION**GROSS BLD. AREA:** 14,400± SF**NUMBER OF FLOORS:** Partial 2nd Floor Office**CONSTRUCTION:** Brick/Masonry**ROOF TYPE:** Wood Frame**YEAR BUILT:** 1988**MECHANICAL EQUIPMENT****AIR CONDITIONING:** Central AC**HEAT:** Forced Hot Air**SPRINKLERED:** None**SITE INFORMATION****SITE AREA:** 1.28± acres**ZONING:** CC**PARKING:** 65 Spaces**SIGNAGE:** Monument**VISIBILITY:** Excellent on W Main Street**HWY ACCESS:** I-84, Rt. 72**TRAFFIC COUNT:** 12,400± ADT**UTILITIES****SEWER/WATER:** City**GAS:** Yes**TAXES****ASSESSMENT:** \$773,990**MILL RATE:** 34.36**TAXES:** \$26,595/year, \$1.15/SF**CONTACTS****Thomas Wilks**

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