



Ranked in Top 50
Commercial Firms in U.S.

1.28± ACRES

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

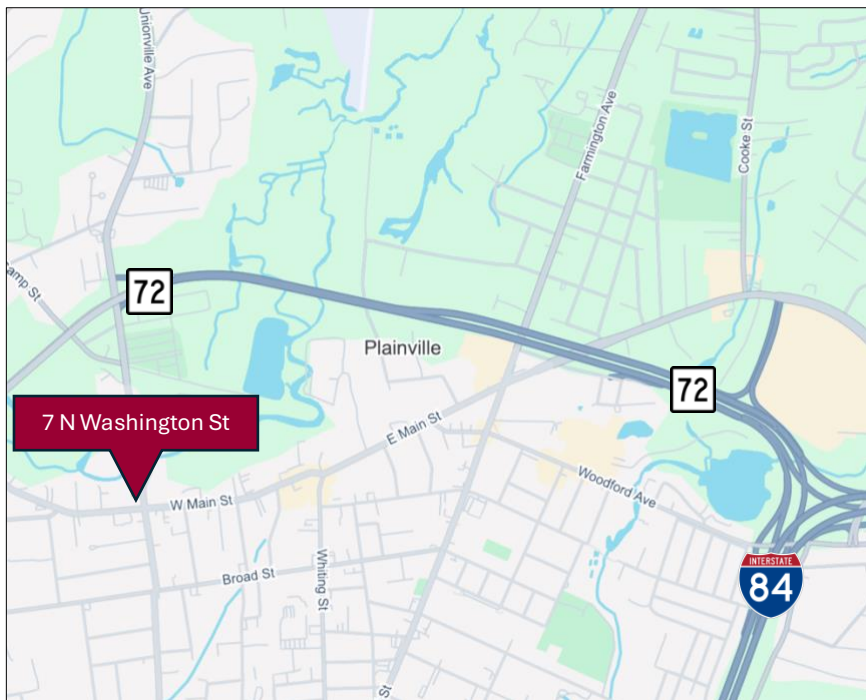
(860) 761-6018 | (860) 478-7954

twilks@orlcommercial.com

Jay L. Morris

(860) 721-0033

jmorris@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



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

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



LAND LEASE

\$125,000/YEAR

7 North Washington Street, Plainville, CT 06

1.28± ACRES | 14,400± SF BUILDING

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

(860) 761-6018 | (860) 478-7954

twilks@orlcommercial.com

Jay L. Morris

(860) 721-0033

jmorris@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



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

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.