



Ranked in Top 50
Commercial Firms in U.S.

FOR LEASE

2 North Main Street, Wallingford, CT 06492

2,500± SF - 5,000± SF OFFICE / RETAIL SPACE (FORMER BANK) | DOWNTOWN WALLINGFORD

LEASE RATE: Price Upon Request

HIGHLIGHTS

- Premier Downtown Wallingford Location
- Corner of North Main Street & Center Street at Traffic Light
- 2,500 - 5,000± SF Former 1st Floor Bank / Office Space with Vaults
- 2-Lane Drive Through, Enclosed ATM, & Night Deposit Box
- Built-out Lower Level
- Parking in Front & Rear of Building
- Adjacent to Many Restaurants, Shops, & Town Amenities – Post Office & Town Hall

CONTACT

Toby Brimberg, Vice President

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WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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BUILDING INFORMATION

GROSS BLDG AREA: 14,388± SF

AVAILABLE AREA: 5,000± SF (Divisible)

WILL SUBDIVIDE TO: 2,500± SF

OF FLOORS/FLOOR PLATE: 2 / 5,000± SF

CONSTRUCTION: Brick / Masonry

ROOF TYPE: Tar & Gravel, Flat

YEAR BUILT: 1987

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Gas, Hot Water

SITE INFORMATION

SITE AREA: 0.73± Acre

ZONING: CA6

PARKING: Front & Rear Parking

SIGNAGE: Building

VISIBILITY: Excellent, Corner of North Main Street & Center Street

FRONTAGE: 109' on North Main Street

HWY ACCESS: I-91 & Route 15

UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

EXPENSES

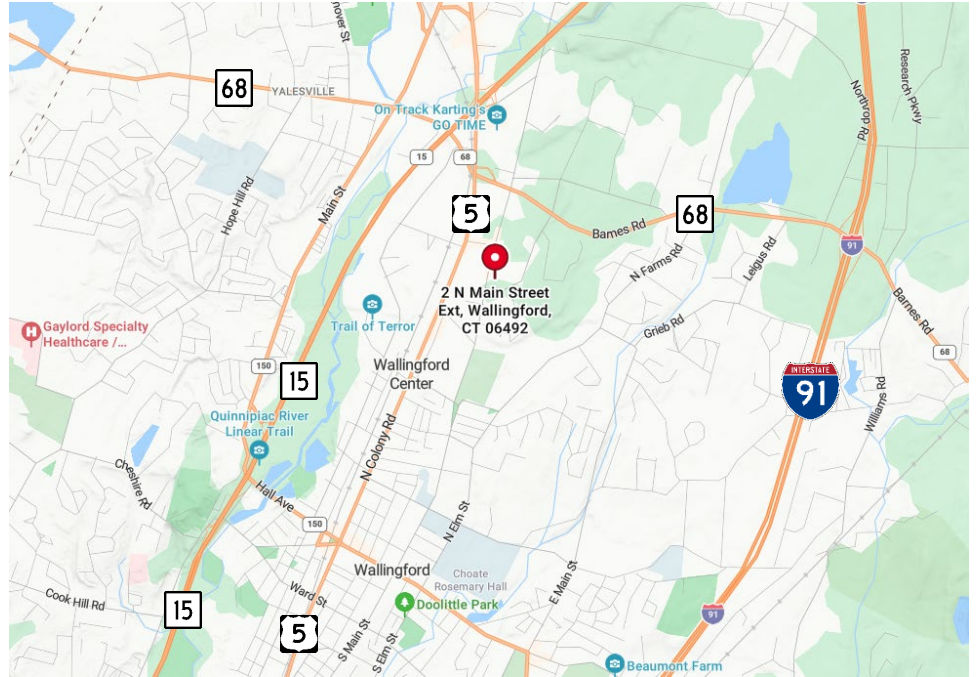
RE TAXES: ☐ Tenant ☒ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☐ Tenant ☒ Landlord

MAINTENANCE: ☐ Tenant ☒ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



O,R&L Commercial is pleased to present 2,500± SF - 5,000± SF of first floor Office / Retail space for Lease at 2 North Main Street in Wallingford, Connecticut. Formerly occupied by a bank, the space offers a functional existing layout, bank vaults, along with a two-lane drive through, enclosed ATM and night deposit box, providing a unique opportunity for a variety of retail, financial, professional office, medical or service-oriented users. The space consists of 5,000± SF and is subdividable offering flexibility for a range of business needs. Its prominent downtown Wallingford location provides excellent visibility and convenient access to the surrounding business district, restaurants, shops, municipal offices, and other downtown amenities. With its first-floor accessibility, flexible configuration, and existing drive-through infrastructure, 2 North Main Street presents a distinctive opportunity for businesses seeking a highly visible and convenient location in the heart of Wallingford. There is ample parking directly in front and in the rear of the property.



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