

FOR LEASE | 600± SF STREET LEVEL RETAIL SPACE

HIGHLY VISIBLE DOWNTOWN MAIN STREET LOCATION

578 Main Street, Middletown, CT 06457

LEASE RATE: \$750/Month plus electric & janitorial



Ranked in Top 50  
Commercial Firms in U.S.



**Property Highlights**

- 4,588± SF building
- 600± SF Retail Space for Lease
- 0.05 acre in B-1 Zone
- 87% leased
- 3 stories
- 34' Frontage on Main Street
- High Foot Traffic
- Traffic Count: 16,799 ADT
- 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

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



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### BUILDING INFORMATION

GROSS BLD. AREA 4,588± SF  
 AVAILABLE SQ. FT 600± SF  
 OCCUPANCY LEVEL 87%  
 NUMBER OF FLOORS 3  
 CONSTRUCTION Masonry/Wood Frame  
 ROOF TYPE Flat, Tar & Gravel  
 YEAR BUILT 1900

### SITE

SITE AREA 0.05 acres  
 ZONING B-1  
 PARKING Metered Parking Available  
 SIGNAGE On building  
 HWY.ACCESS Route 9, Exit 13  
 TRAFFIC COUNT 16,799 ADT

### MECHANICAL EQUIPMENT

AIR CONDITIONING None  
 TYPE OF HEAT TBD  
 SPRINKLERED TBD  
 ELECTRIC SERVICE TBD  
 ELEVATOR(S) None

### UTILITIES

SEWER City  
 WATER City  
 GAS Available

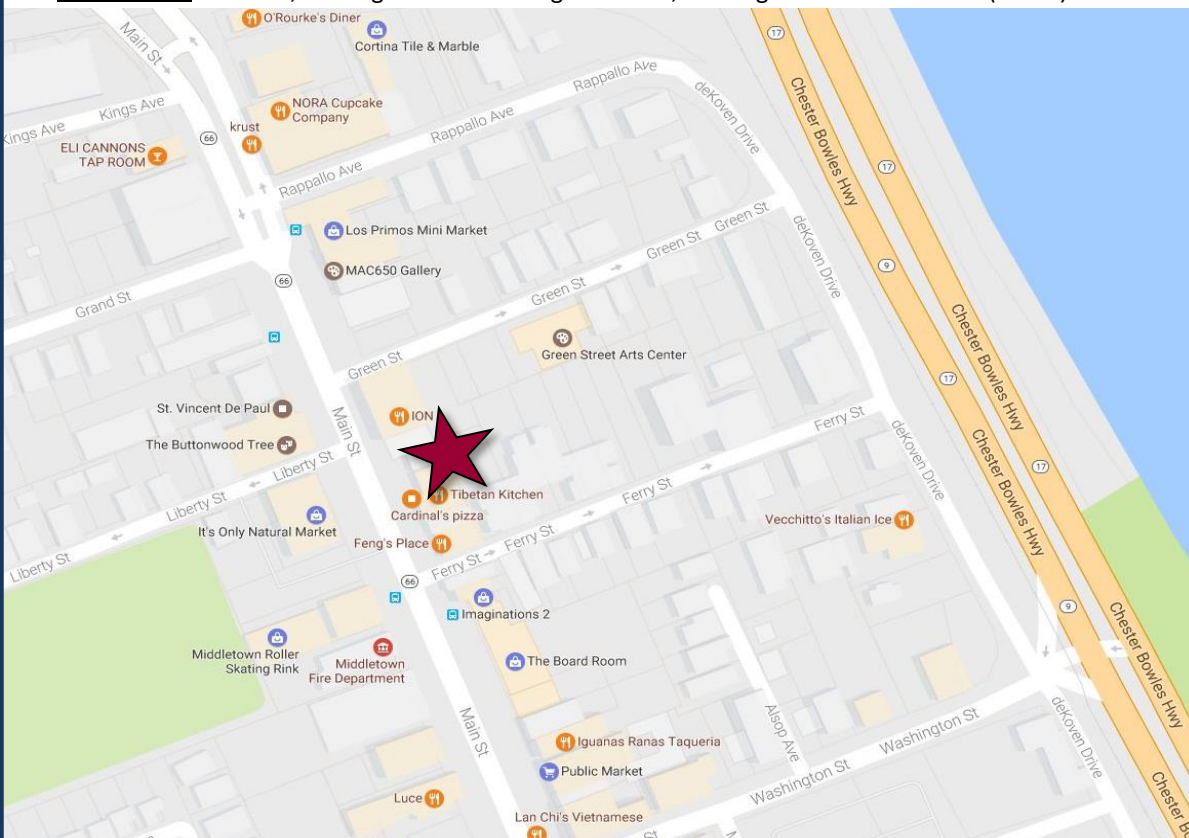
**TENANTS** Finesse Cuts Barber Shop  
 Phone Repair Center

### EXPENSES

RE TAXES ( ) Tenant (x) Landlord  
 UTILITIES (x) Tenant ( ) Landlord  
 INSURANCE ( ) Tenant (x) Landlord  
 MAINTENANCE ( ) Tenant (x) Landlord  
 JANITORIAL (x) Tenant ( ) Landlord

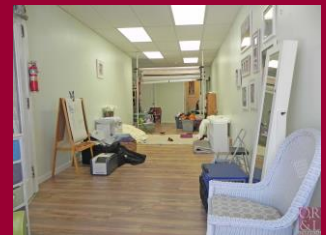
**COMMENTS** Low opportunity cost, high returns and a location in the heart of Middletown's booming Main Street

**DIRECTIONS** Route 9, turn right onto Washington Street, Turn right onto Main Street (CT-66)



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- High Foot Traffic
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- Many area amenities
  - Shopping
  - Banking
  - Dining



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