

FOR LEASE | 700± SF RETAIL SPACE

HIGH TRAFFIC AREA: 13,800 ADT

346 South Main Street, Middletown, CT 06457

LEASE RATE: \$1,250/MO PLUS UTILITIES

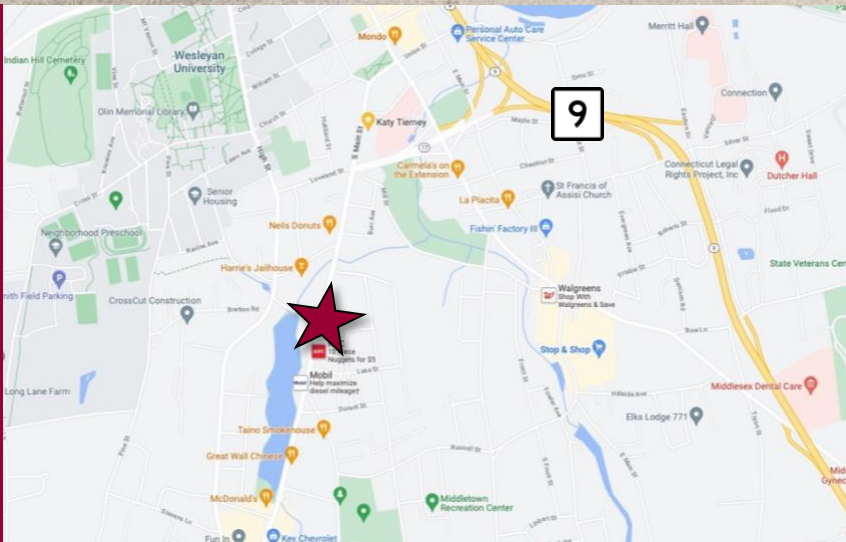


Ranked in Top 50
Commercial Firms in U.S.



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email notifications.



Property Highlights

- 7,296± SF Building
- 700± SF Available
- 2 Stories
- Parking: TBD
- Signage: On-Building
- 0.29 Acre
- Zoning: MXC
- Traffic: 13,800 ADT
- Route 9, Exit 23A
- Many area amenities

For more information contact: [Luke Massirio](#) | 860-761-6016 | lmassirio@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | 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 7,296± SF
AVAILABLE AREA 700± SF
NUMBER OF FLOORS 2
FLOOR PLATE 3,648± SF
BASEMENT 3,648± SF
CONSTRUCTION Wood / Vinyl Siding
ROOF TYPE Gable, Asphalt Shingle
YEAR BUILT 1900

SITE INFORMATION

SITE AREA 0.29 Acre
ZONING MXC
PARKING TBD
SIGNAGE On-Building
VISIBILITY Excellent
FRONTAGE 72'
HWY.ACCESS Route 9, Exit 23A
TRAFFIC COUNT 13,800 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Partial
TYPE OF HEAT Electric Baseboard
SPRINKLERED None
ELECTRIC SERVICE TBD

UTILITIES

SEWER Public
WATER Public
GAS No

OTHER TENANTS The Wine Cellar

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord

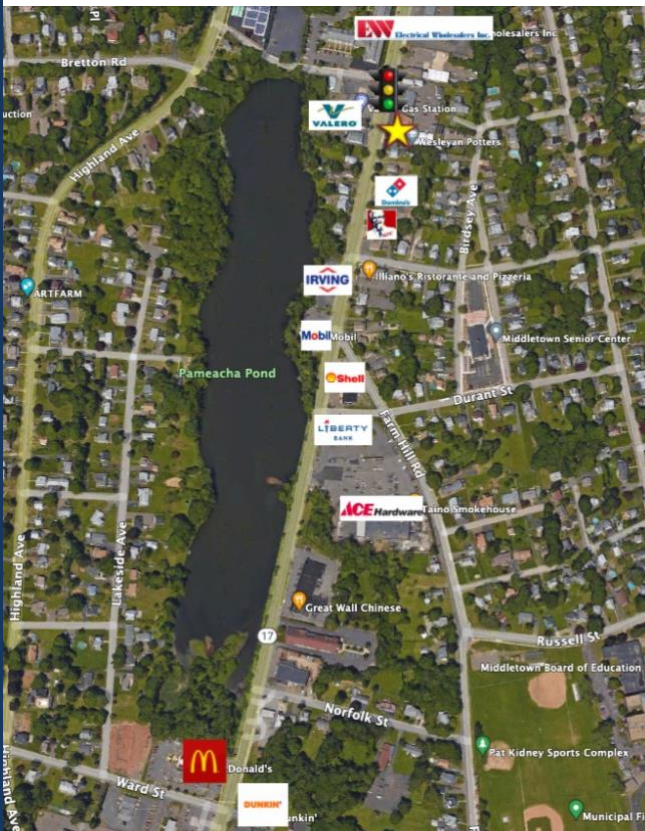
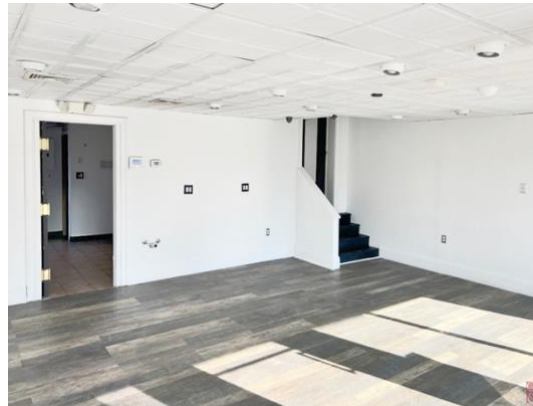
AREA RETAIL Valero Gas Station,
Electrical Wholesalers,
Stop & Go Food Mart,
Domino's, KFC,

COMMENTS Former Vape Shop

DIRECTIONS Route 9, Exit 23A. Left onto S Main St (Rt. 17). Property on left.

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- Traffic: 13,800 ADT
- Route 9, Exit 23A
- Many area amenities
 - Shopping
 - Banking
 - Dining



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