



Ranked in Top 50
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MIXED-USE RETAIL INVESTMENT

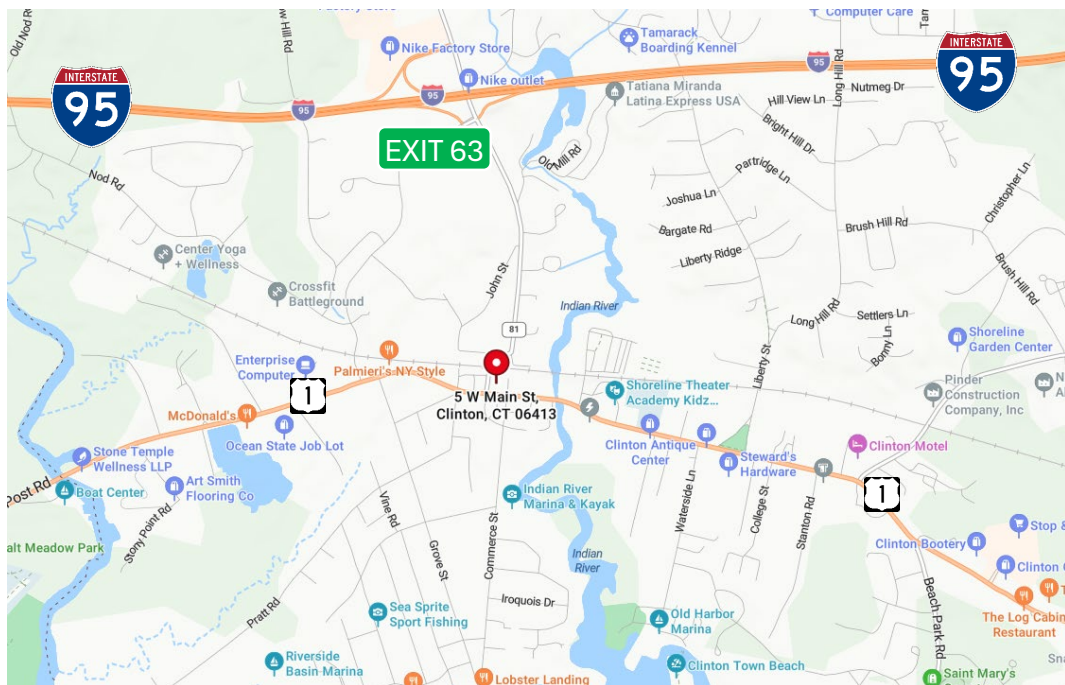
5-13 West Main Street, Clinton, CT 06413

6 BUILDING PORTFOLIO | 90% OCCUPIED | 12,931± SF ON 0.79± ACRE CORNER PROPERTY

SALE PRICE: \$1,999,999

HIGHLIGHTS

- Located on one of Clinton CT's Most Trafficked Intersections
- Excellent Visibility & Pedestrian Traffic
- Interconnected & Adjacent Buildings
- Diverse Mix-Use Tenancy
- Stabilized | 90% Occupied
- High Value-Add Opportunity
- Future Redevelopment Potential



CONTACT

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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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90% OCCUPIED | SALE PRICE: \$1,999,999

5-13 West Main Street, Clinton, CT

6 BUILDING PORTFOLIO TOTALING 12,931± SF

INVESTMENT



Outlines of Parcels are Approximate



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BUILDING INFORMATION

PORTFOLIO: 12,931± RSF – 6 Interconnected & Adjacent Buildings

BUILDING 1 & 2: 5-7 West Main St

RENTABLE AREA: 5,718± RSF
AVAILABILITY: 2nd Floor Apartment
USE: Retail / Office / Residential

BUILDING 3: 9-13 West Main St

RENTABLE AREA: 3,261± SF
OCCUPANCY: 100% Leased
USE: Retail / Residential

BUILDING 4: 13A West Main St

RENTABLE AREA: 1,288± SF
AVAILABILITY: Garage
USE: Residential

BUILDING 5: 10 Post Office Square

RENTABLE AREA: 1,300± SF
OCCUPANCY: 100% Leased
USE: Retail

BUILDING 6: 12 Post Office Square

RENTABLE AREA: 1,404± SF
OCCUPANCY: 100% Leased
USE: Residential

SITE INFORMATION

SITE AREA: 0.79± Acre
ZONING: V-2 Zone
PARKING: 8-10 Parking Spaces in Rear Lot, Plus Street Parking
SIGNAGE: Building Façade Signage
VISIBILITY/FRONTAGE: Excellent
HWY ACCESS: I-95, Exit 63
TRAFFIC COUNT: 12,678±

UTILITIES

SEWER/WATER: Public Connected / Septic
GAS: Yes

TAXES

ASSESSMENT: \$887,500 (2025)
TAXES: \$22,364.76 –(pd thru Jan 2026)



Outline of parcel is approximate



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