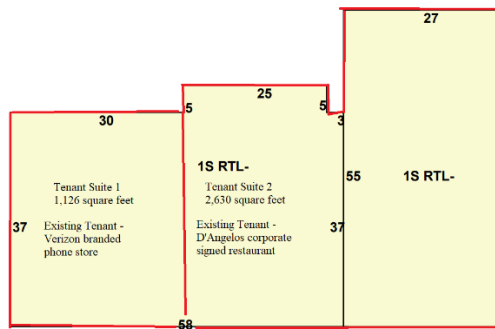




Real Estate Broker
Pyramid Real Estate Management
Kenneth R. Labbe (203) 348-8566; Extension 805
Cell Phone = 860-891-8551; EM- klabbe@pyramidregroup.com



RETAIL SUITES FOR CONTINUED TENANT USE OR REDEVELOPMENT AND RETENANTING
Individual Suites Available or Total Building Lease Offers Welcome
1325 Silas Deane Highway, Wethersfield, CT

Lease Offering – Existing Property - Adaptive Reuse Plans

Existing Suite: 2,630 square feet D'Angelos or New Tenant
Existing Suite: 1,126 square feet Verizon Franchisee or New Tenant
Existing Building: 3,756 square feet (Assessor's record)

Lease Offering – Existing Property – Potential Expansion Space

Existing Suite: 2,630 square feet
Existing Suite: 1,276 square feet
Existing Building: 3,906 square feet (Assessor's record)

Asking Base Lease Rate - \$30.00 - \$45.00 psf/yr NNN – Depending on level of renovation
Asking Lease Rate - \$8.00 psf/yr NNN
Asking Lease Rate - \$38.00 - \$53.00 psf/yr NNN – Budget depending on level of renovation

Land – 0.60-acres
Zoning – Commercial
Original Date of Construction – 1944; Planned Renovation 2026-2027
Pre-leasing for Lease-up – 2025-2026

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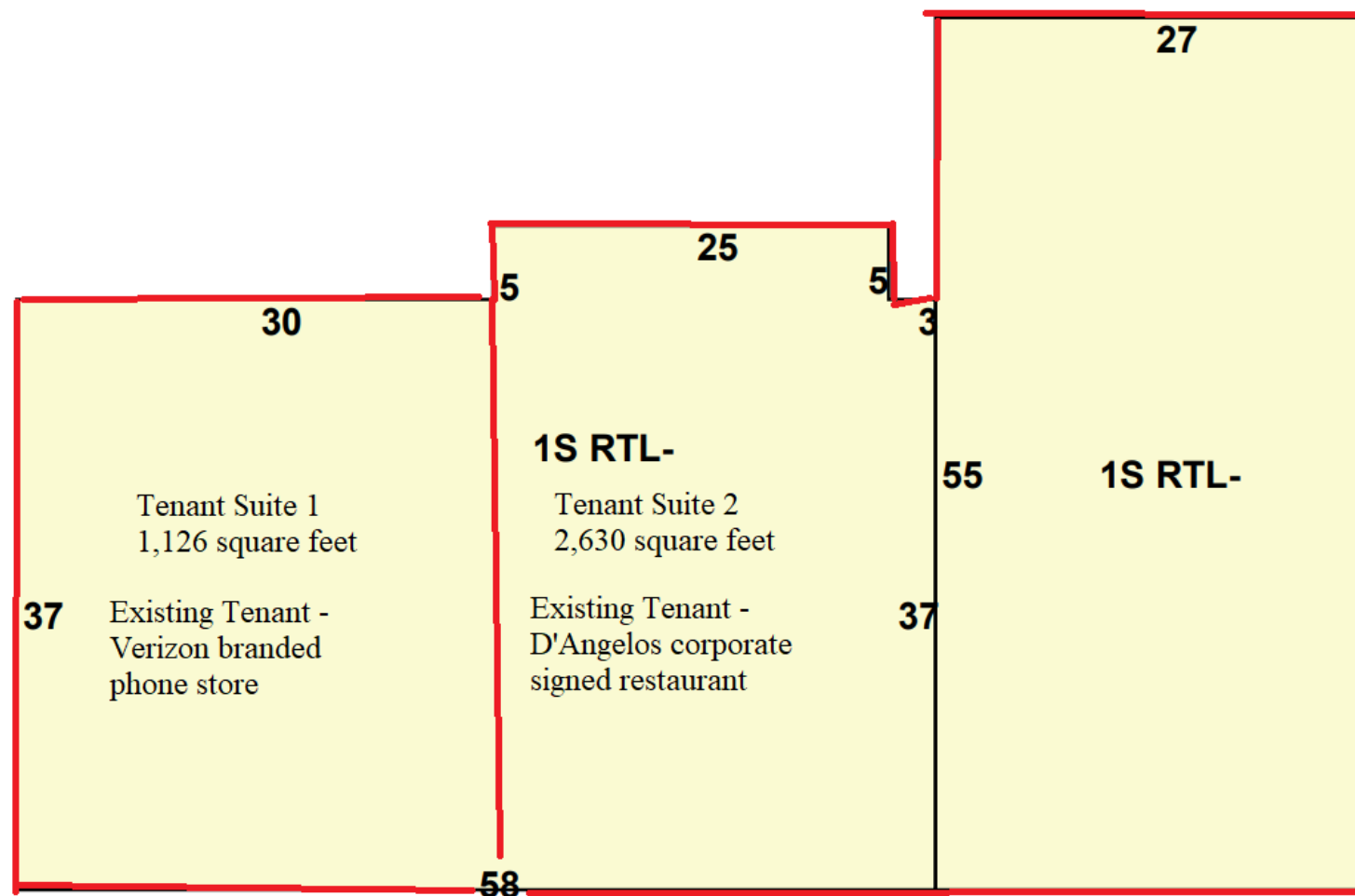
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General

The property consists of a 0.60-acre corner site. The site fronts on the Silas Deane Highway at the signalized intersection with Town Line Road.

Building Area:	3,756 sf
Land Area:	0.60 acres
Existing Use:	Inline Retail Center
Parking Spaces– Subject Property:	9.58 spaces per 1,000 square feet on 0.60-acres for inline retail building
Parking Spaces – All Owned Properties:	4.26 spaces per 1,000 square feet on 3.93-acres
Parking Spaces:	203 parking spaces
Parking Ratio:	Adequate/1,000 sf
Occupied Square Footage:	3,756 sf
Vacant Square Footage:	0 sf
City of Wethersfield, CT- Market Price:	\$ 879,581
City of Wethersfield, CT - Assessment:	\$ 615,693
Mil Rate:	41.22
Real Estate Taxes:	\$ 25,379
Real Estate Taxes Per Square Foot:	\$ 6.76 per square foot

Land – The site consists of a 0.60-acre site with 150.0 feet of frontage on the Silas Deane Highway in the town of Wethersfield, CT. The site is level along both streets and level throughout.

Existing Property– “As Is”

Zoning - Existing Zoning – RC - The Regional Commercial (RC) District is intended to provide for the development, maintenance, and enhancement of large-scale business development that will meet the needs of residents of Wethersfield and the surrounding communities

Proposed Zoning –RC

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Permitted

Uses: Uses permitted by zoning on the pages that follow.

Highest and

Best Use: Physically Possible – Maximize rents and hold or sell as retail.

Legally Permitted – Maximize rents and hold or sell as retail.

Financially Feasible – Maximize rents and hold or sell as retail.

Highest Yielding or Maximally Productive – Single-user and multi-user retail and commercial use property for purchase or lease.

Please call Kenneth Labbe, Associate Broker, Pyramid Real Estate Group for quotes on both leasing rates and purchase pricing along with timelines for each. Phone - 203-391-6805; Cell – 860-891-8551

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Prepared by:

Kenneth R. Labbe
Business Development Manager (BDM)/Owner's Rep



Associate Real Estate Broker – State of Connecticut #0795117

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Geographic Expertise – National

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