



FOR SUBLEASE

260 W Main Street, Avon, CT 06001

12,815± SF IN-LINE RETAIL SPACE AVAILABLE

LEASE RATE \$16.00/SF NNN

HIGHLIGHTS

- 12,815± SF Retail Space located in busy retail area
- Sublease ends 3/31/2033
- Located at signalized intersection
- 24,000± ADT
- 100% Central AC
- High Visibility
- Many area amenities, high retail area

CONTACTS

Mark Berkowitz

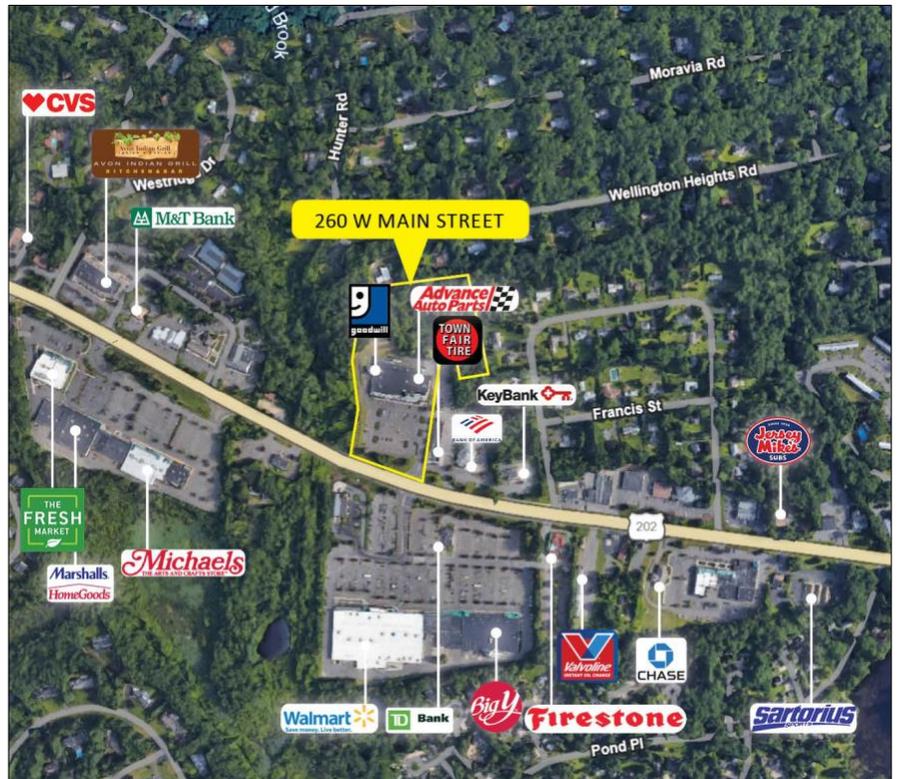
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2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257



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LEASE RATE \$16.00/SF NNN

260 W Main St, Avon, CT 06001

12,815± SF IN-LINE RETAIL SPACE

BUILDING INFORMATION

GROSS BLD. AREA: 39,650± SF

AVAILABLE AREA: 12,815± SF

CLEAR HEIGHT: 12'

CONSTRUCTION: Wood Frame, Masonry

ROOF TYPE: HIP

YEAR BUILT: 1995

MECHANICAL EQUIPMENT

AIR CONDITIONING: 100% Central AC

HEAT: Forced Hot Air

SPRINKLERED: Yes

ELECTRIC: Two Panels

(1) 400amp, 3 phase, 4 wire

(2) 200amp, 3 phase, 4 wire

SITE INFORMATION

SITE AREA: 7.34± Acres

ZONING: CR

PARKING: 175 Spaces

SIGNAGE: Monument, On Building

VISIBILITY: Excellent on Rt 44

TRAFFIC: 24,000± ADT (2024)

HWY ACCESS: Rt. 44 to I-84/I-91

UTILITIES

SEWER/WATER: City

GAS: Yes

EXPENSES

RE TAXES: Tenant Landlord

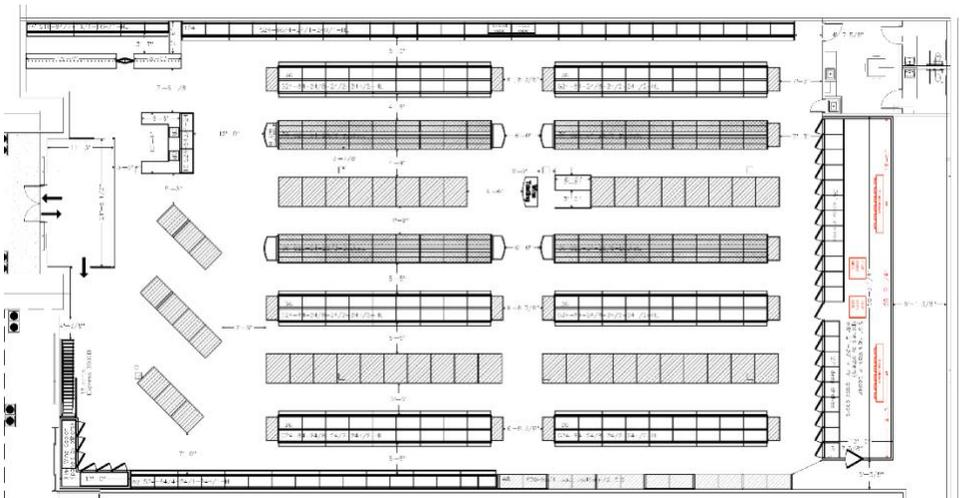
UTILITIES: Tenant Landlord

INSURANCE: Tenant Landlord

MAINTENANCE: Tenant Landlord

JANITORIAL: Tenant Landlord

NNN EXPENSES: \$5.88/SF±



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