



Ranked in Top 50 Commercial Firms in US



FOR LEASE

33-39 North Main Street, Wallingford, CT 06492

1,500± SF BUILT-OUT SALON SPACE & 2,000± SF RETAIL STORE SPACE

DOWNTOWN WALLINGFORD on NORTH MAIN STREET!

HIGHLIGHTS

- Lease Opportunities on North Main Street in Downtown Wallingford!
 - 1,500± SF Built-out Hair Salon
 - Lease Rate: \$23/SF Gross + Gas (for HW)
 - Retail Space – Former Boutique Store
 - \$2,800/Month Full Gross
- Street Parking or Parking Behind Building plus Municipal Parking Lot in Rear

CONTACT

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WWW.ORLCOMMERCIAL.COM



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



FOR LEASE

1,500± SF BUILT-OUT HAIR SALON

LEASE RATE: \$23/SF GROSS + GAS (for Hot Water)

RETAIL / OFFICE SPACE

LEASE RATE: \$2,800/Month Full Gross

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BUILDING INFORMATION

GROSS BLDG AREA: 29,879± SF Mixed-Use

AVAILABLE AREA: 1,500± SF Built-out Hair Salon overlooking Main Street

Retail Store in Rear Adjacent to Parking Lot

OF FLOORS: Street-level Retail

CONSTRUCTION: Masonry

YEAR BUILT: 1863

MECHANICAL EQUIPMENT

AIR CONDITIONING: Ground Level Central A/C

ELECTRIC/POWER: 1,200amps

SITE INFORMATION

SITE AREA: 0.76± Acre

ZONING: TC – Town Center District

PARKING: 40 Spaces in Rear Lot plus Street

Parking & Municipal Lots

SIGNAGE: On Building

VISIBILITY/FRONTAGE: Excellent overlooking

Main Street in downtown Wallingford

HWY ACCESS: I-91 or Route 15

UTILITIES

SEWER/WATER: Public Connected

GAS: Natural Gas



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