

FOR LEASE



Mansfield Plaza

591 Middle Turnpike
Mansfield, CT 06268



Howie Coro

860.763.1695

howie.coro@expcommercial.com
www.expcommercial.com

Property Summary

FOR LEASE



PROPERTY DESCRIPTION

Introducing a premier leasing opportunity at 591 Middle Turnpike, Mansfield, CT, 06268. Directly across from the entrance to the Division 1 college sports champions, UCONN Huskies! This property sees a heavy flow of traffic all day, being on RT44. Creating an inviting and productive shopping plaza. With ample parking, convenient access to major roadways, and a professional environment, the property provides an ideal setting for tenants seeking a prominent business location. From its contemporary design to its strategic location, this space is tailored to meet the needs of today's modern businesses. Elevate your company's presence in this dynamic commercial property—a standout retail opportunity for those seeking a distinguished professional setting.

PROPERTY HIGHLIGHTS

- Anchor Tenants: Dollar General, Red Rock Pizza, Villa Spirits
- Flexible and open floor plans
- Abundant natural light
- Ample parking for visitors and tenants
- Strategic and convenient location

OFFERING SUMMARY

Lease Rate:	\$12.00 - 14.00 SF/yr (MG; NNN)
Number of Units:	10
Available SF:	1,200 - 7,739 SF
Lot Size:	4.96 Acres
Building Size:	37,735 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	61	215	697
Total Population	213	718	2,199
Average HH Income	\$58,359	\$60,169	\$62,958

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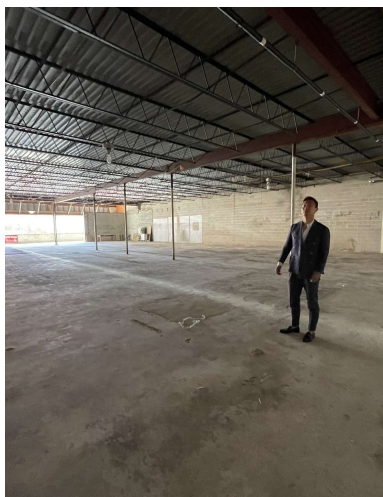
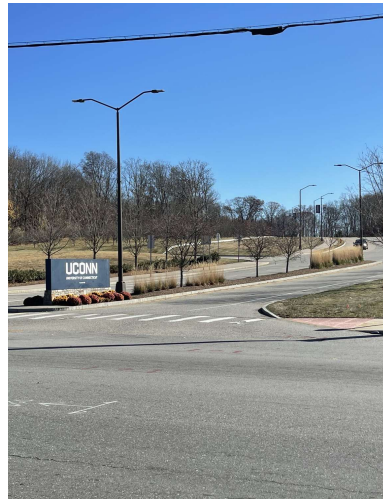
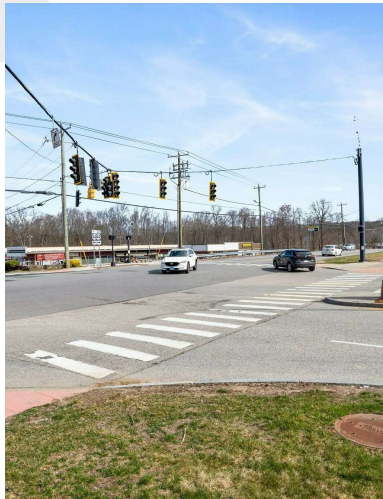
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Additional Photos

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Property Details & Highlights

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Building Name	Mansfield Plaza
Property Type	Retail
Property Subtype	Strip Center
Building Size	37,735 SF
Lot Size	4.96 Acres

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- Anchor Tenants: Dollar General, Red Rock Pizza, Villa Spirits
- Flexible and open floor plans
- Abundant natural light
- Ample parking for visitors and tenants
- Strategic and convenient location
- Professional and inviting environment
- High-visibility signage opportunities
- Close proximity to major roadways

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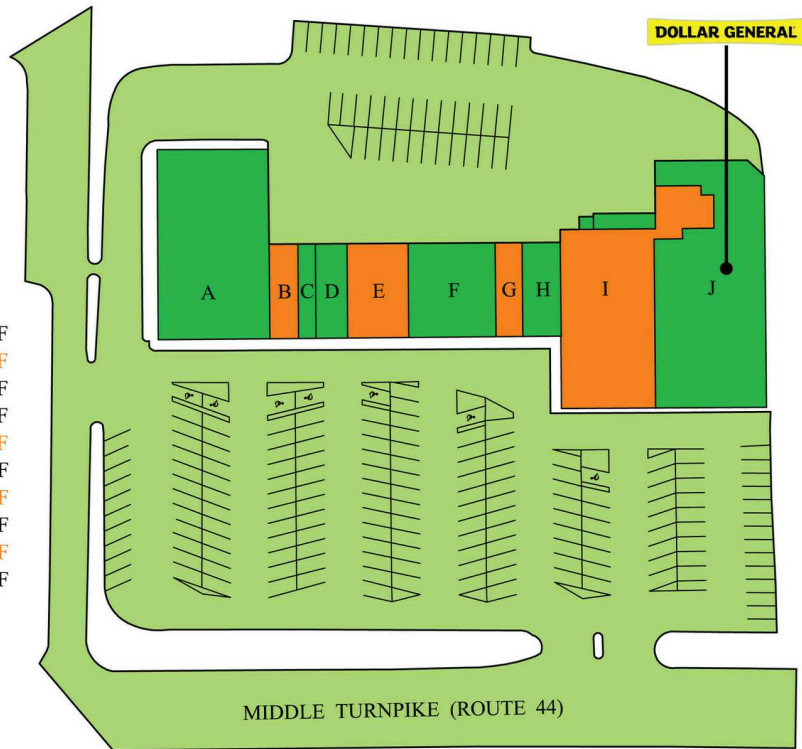
Lease Spaces

FOR LEASE

MANSFIELD PLAZA

MIDDLE TURNPIKE (ROUTE 44)
MANSFIELD, CT

(A)	Villa Spirits	8,400 SF
(B)	AVAILABLE	900 SF
(C)	Columbia Cleaners	600 SF
(D)	Princess Nails	900 SF
(E)	AVAILABLE	2,400 SF
(F)	Red Rock Pizza	3,600 SF
(G)	AVAILABLE	1,200 SF
(H)	Dr. Anthony M. Gioscia O.D.	1,200 SF
(I)	AVAILABLE	7,739 SF
(J)	Dollar General	9,692 SF



LEASE INFORMATION

Lease Type:	MG; NNN	Lease Term:	Negotiable
Total Space:	1,200 - 7,739 SF	Lease Rate:	\$12.00 - \$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Retail Space (E)	Available	2,400 SF	Modified Gross	\$14.00 SF/yr	Open floor plan.
Retail Space (G)	Available	1,200 SF	Modified Gross	\$14.00 SF/yr	-
Retail Space (I)	Available	7,739 SF	NNN	\$12.00 SF/yr	Build to Suit - Full buildout required.

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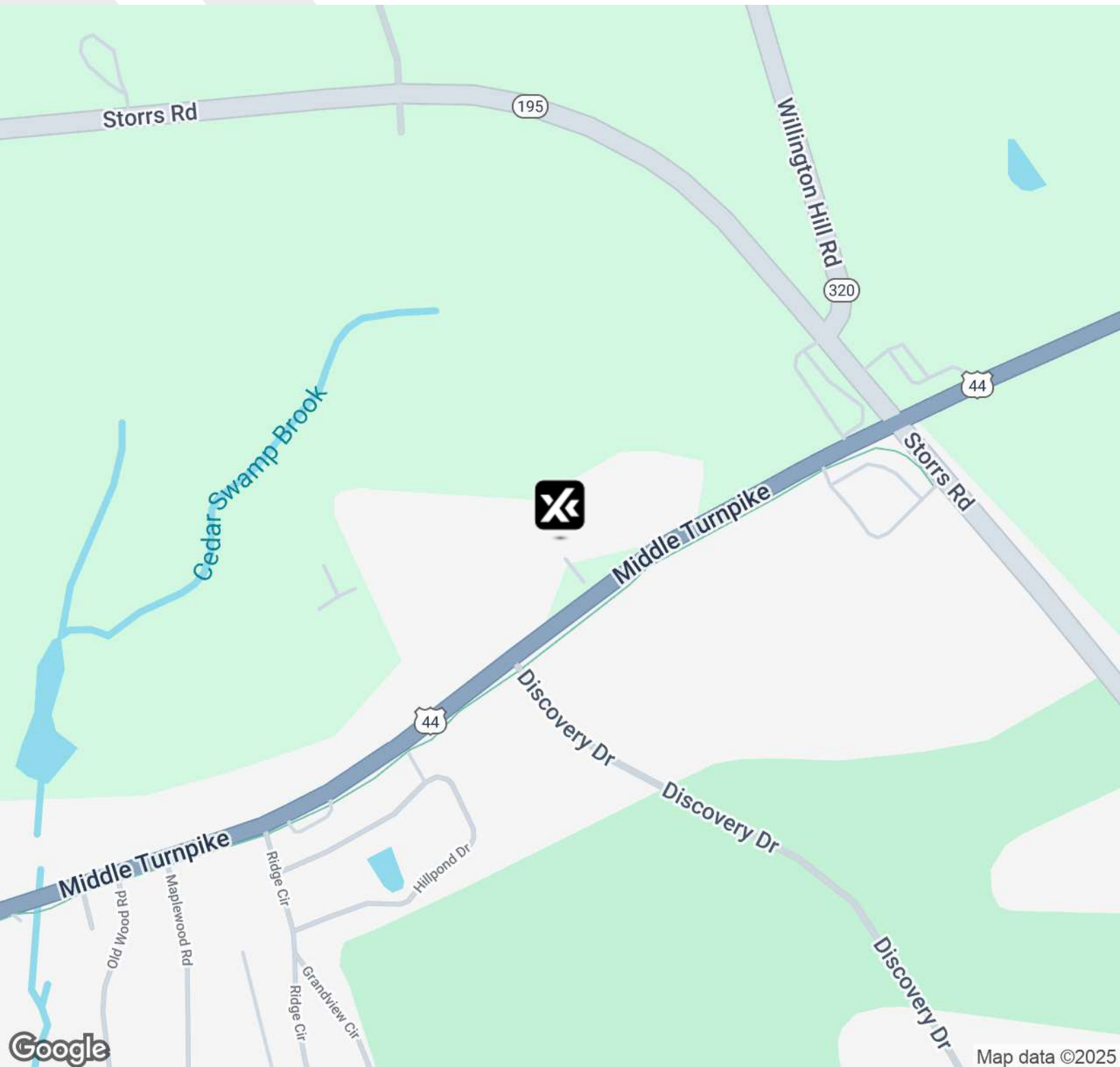
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Location Map

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