

# 40 Union Street Middletown, Connecticut

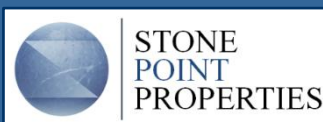


**40 Union Street** is available for lease for the first time in 70 years and is comprised of a 16,030± SF commercial building set on a one-acre, hard corner and signalized intersection. The property is located directly next to Route 9 (53,000 VPD), providing direct connectivity to Interstate 91. The property is also located 800 feet from Middlesex Hospital, less than a mile from Wesleyan University and only one block from Downtown Middletown.

The State's current plan to reconfigure Route 9 would make 40 Union the first major commercial property for all northbound traffic exiting to Downtown Middletown. The property is zoned B-1, allowing for a wide range of retail and office uses, as well as flex industrial as a pre-existing use. The property has ten drive-through doors and two loading docks, along with ample parking on-site.

## Property Highlights

<b>Building Size</b>	16,030± SF
<b>Site Size</b>	1.02± Acres (At Grade)
<b>Frontage</b>	DeKoven Drive: 225' Union Street: 240'
<b>Ceiling Heights</b>	Bays: 22' – 23' Office: 8' – 9'
<b>Building Configuration</b>	First Floor: 13,430± SF Second Floor: 2,600± SF
<b>Overhead Doors</b>	Drive-In: 10 Loading Docks: 2
<b>Year Built</b>	1956
<b>Parking</b>	Ample
<b>Zone</b>	B-1
<b>Traffic Signal</b>	Yes



# 40 Union Street Middletown, Connecticut



	1-Mile	3-Miles	5-Miles
<b>Population</b>	11,005	43,316	74,186
<b>Households</b>	4,132	17,601	31,203
<b>Med. Household Income</b>	\$59,390	\$89,043	\$99,117

