

# FOR LEASE

1481 Southford Rd, Southbury, CT

MATTHEWS COMMERCIAL PROPERTIES



## ±1,000 SF Retail Space

**LEASE RATE: \$1,444 / Month (\$14.40 PSF + \$2.93 PSF NNN) + Utilities**

- ±1,000 SF first-floor retail space
- Excellent visibility along Southford Road
- Building and pylon signage available
- On-site parking
- Join co-tenants including Southford Package Store, Southford Pizza, and Daisy Nails & Spa

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## BUILDING

- Total Available SF:  $\pm 1,000$  SF
- Exterior Construction: Clapboard
- Interior Construction: Drywall / Carpet
- Ceiling Height: 10'
- Roof: Asphalt / Shingle
- Year Built: 1988

## PROPERTY

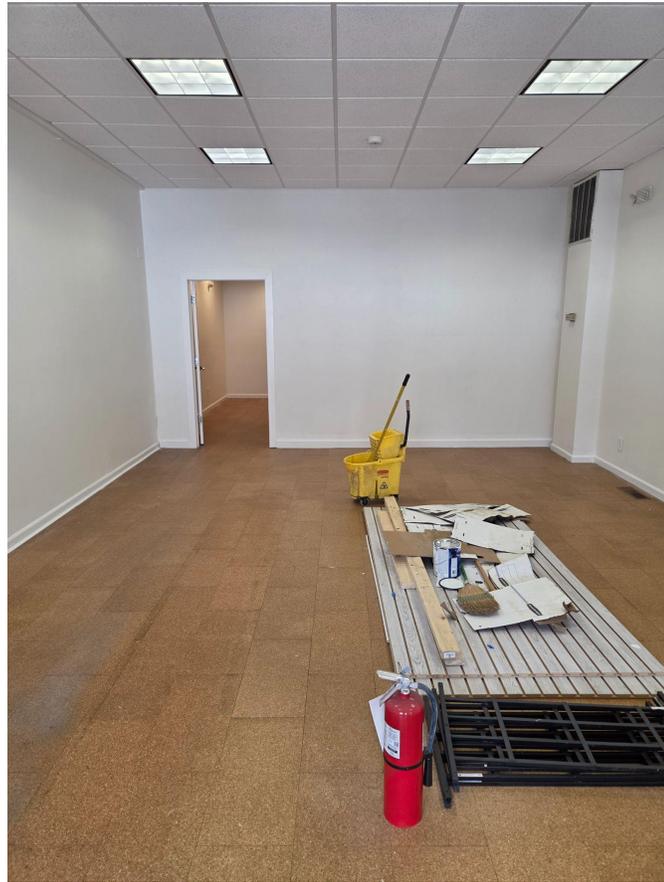
- Lot Size: 4.6 acres
- Proximity to Major Highways: 2.8 Miles to I-84, 6.8 Miles to Route 8
- Parking: Private lot
- Zoning: Commercial B1B
- Property Taxes: \$1.80 PSF

## MECHANICALS & UTILITIES

- Heat Source / Type: Electric – Heat Pump
- Electric: Eversource
- Sewer: Septic
- Water: Well (Tested Quarterly)

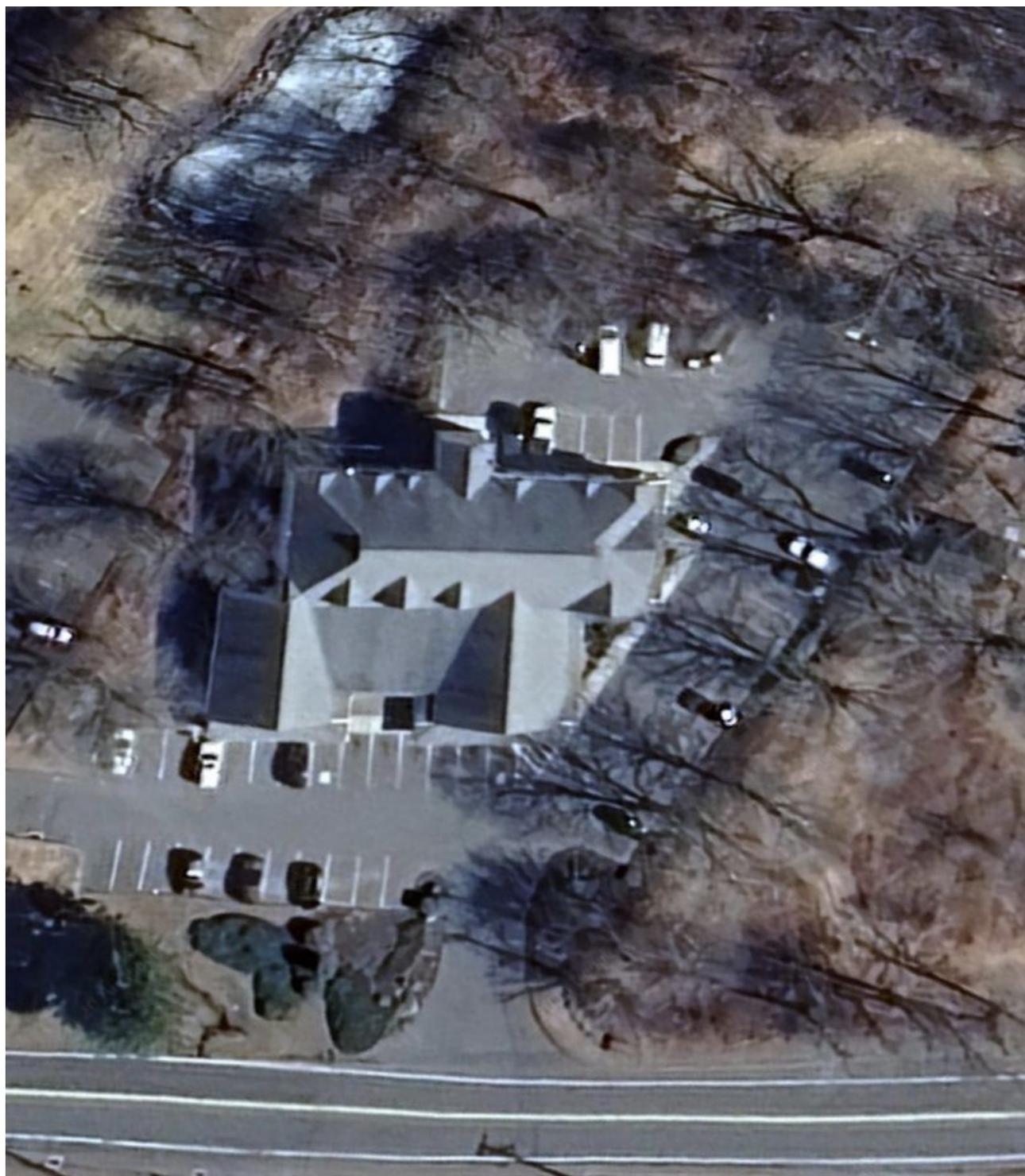
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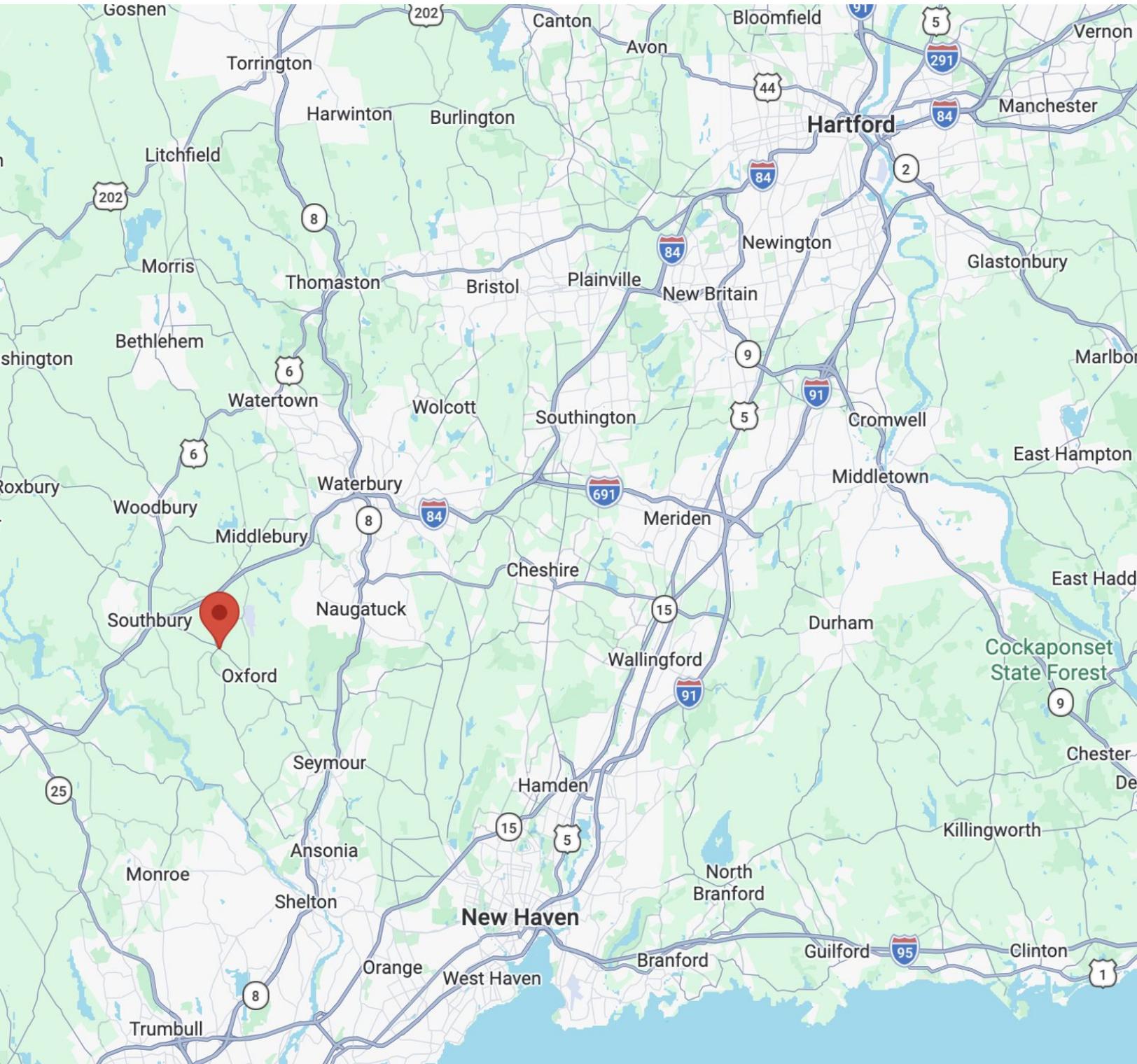
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