

# FOR LEASE | 1,568± SF RESTAURANT / RETAIL SPACE

## 1,564± SF BASEMENT WITH STORAGE/COOLER SPACE

546 Main Street, Middletown, CT 06457

LEASE RATE: \$2,200/MO NNN

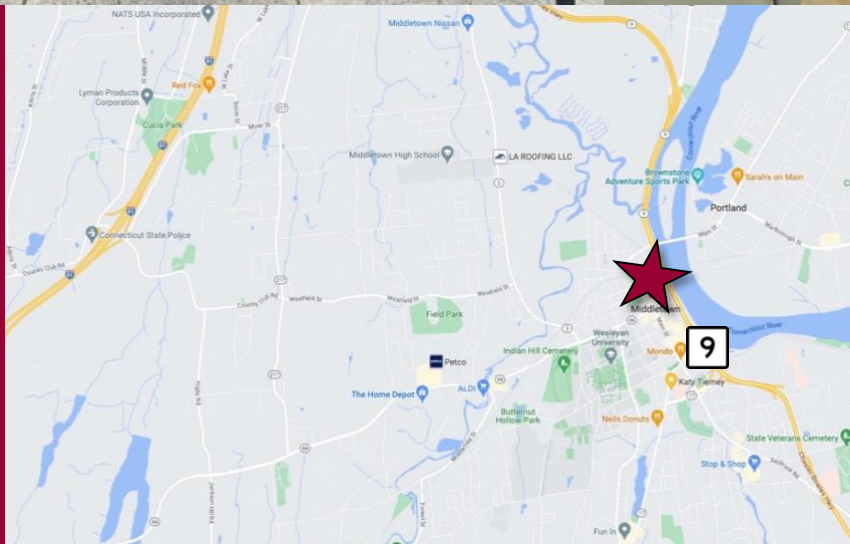


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### Property Highlights

- 1,568± SF Available
- 1,564± SF Basement
  - Storage / Cooler Space
- 6' Hood & Ansul System
  - Installed 2020
- Signage: On-Building
- High Foot Traffic Area
- Traffic: 14,200 ADT
- Zoning: B-1
- Route 9, Exit 23
- Many area amenities

For more information contact: [Thomas Wilks](mailto:Thomas Wilks) | 860-761-6018 | [twilks@orlcommercial.com](mailto:twilks@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882  
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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### BUILDING INFORMATION

GROSS BLD. AREA 4,736± SF  
AVAILABLE AREA 1,568± SF  
NUMBER OF FLOORS 3  
BASEMENT 1,564± SF  
CONSTRUCTION Brick / Masonry  
ROOF TYPE Flat, Tar & Gravel  
YEAR BUILT 1920

### SITE INFORMATION

SITE AREA 0.04 Acre  
ZONING B-1  
PARKING On Street & Municipal Lot  
SIGNAGE On-Building  
VISIBILITY Excellent  
FRONTAGE 96'  
HWY.ACCESS Route 9, Exit 23  
TRAFFIC COUNT 14,200 ADT

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air (1<sup>st</sup> Floor)  
TYPE OF HEAT Oil, Forced Air  
SPRINKLERED None  
ELECTRIC SERVICE TBD

### UTILITIES

SEWER City  
WATER City  
GAS No

### AREA RETAIL

Cellular Factory, ION  
Restuarant, Forest City  
Wine & Spirits, Salvation  
Army, Ramirez Grocery  
Store, Mira Jewelery, DIY  
Deli, Mikado Japanese

### EXPENSES

RE TAXES  Tenant  Landlord  
UTILITIES  Tenant  Landlord  
INSURANCE  Tenant  Landlord  
MAINTENANCE  Tenant  Landlord  
JANITORIAL  Tenant  Landlord

**COMMENTS** Space is fully armed and offers great visibility & foot traffic.

**DIRECTIONS** Route 9, Exit 23. Straight onto Washington St. Turn Right onto Main St. Property on Right.

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- Traffic: 14,200 ADT
- Zoning: B-1
- Route 9, Exit 23
- Many area amenities
  - Shopping
  - Banking
  - Dining



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