

# FOR LEASE

1 Sherman Hill Rd., Woodbury, CT

MATTHEWS COMMERCIAL PROPERTIES



## PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present 1 Sherman Hill Rd., Woodbury CT available for lease. There's a mix of units available that are suitable for a variety of professional and medical office users.

## PROPERTY FEATURES

- 1st Floor: 4,402 SF - Former Bank with Drive-Thru - Asking \$7,318.33 Per Month + Utilities
- Highly Visible Building with Great Signage
- Average Daily Traffic: 13,900 Vehicles on Main St. S. & 5,700 Vehicles on Sherman Hill Rd.
- Extremely Large Parking Lot
- Professional & Local Ownership

## LEASE RATE

- \$11.95 PSF + \$8.00 PSF NNN

GERRY D. MATTHEWS  
203-753-5800  
[matthewscre@gmail.com](mailto:matthewscre@gmail.com)

NOAH D. MATTHEWS  
203-721-3337  
[matthewsnoah@gmail.com](mailto:matthewsnoah@gmail.com)

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MATTHEWS COMMERCIAL PROPERTIES LLC  
819 Straits Tpke, Suite 3B  
Middlebury, CT 06762  
[matthewscommercial.com](http://matthewscommercial.com)

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### BUILDING

Total SF	12,524 SF +/-
Total Available SF	4,402 SF
Exterior Construction	Brick / Veneer
Roof	Composite
Interior Construction	Carpet / Drywall
Year Built	1974
Ceiling Height	8'
Parking	Large Parking Lot
Zoning	MQ-A

### PROPERTY

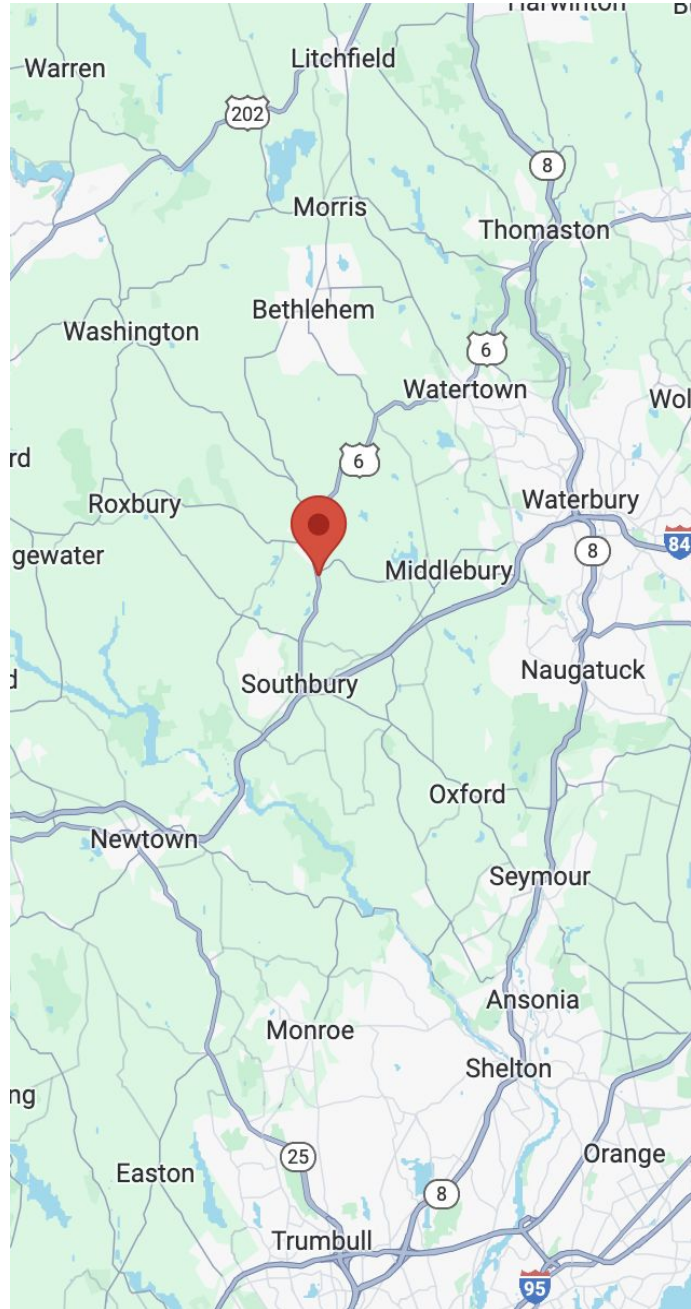
Lot Size	3.53 Acres
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### MECHANICALS & UTILITIES

Heat Source/ Type	Gas - Forced Air
Electric	Eversource
Sewer	City
Water	City

### TAXES

TAXES PSF	\$2.71 PSF
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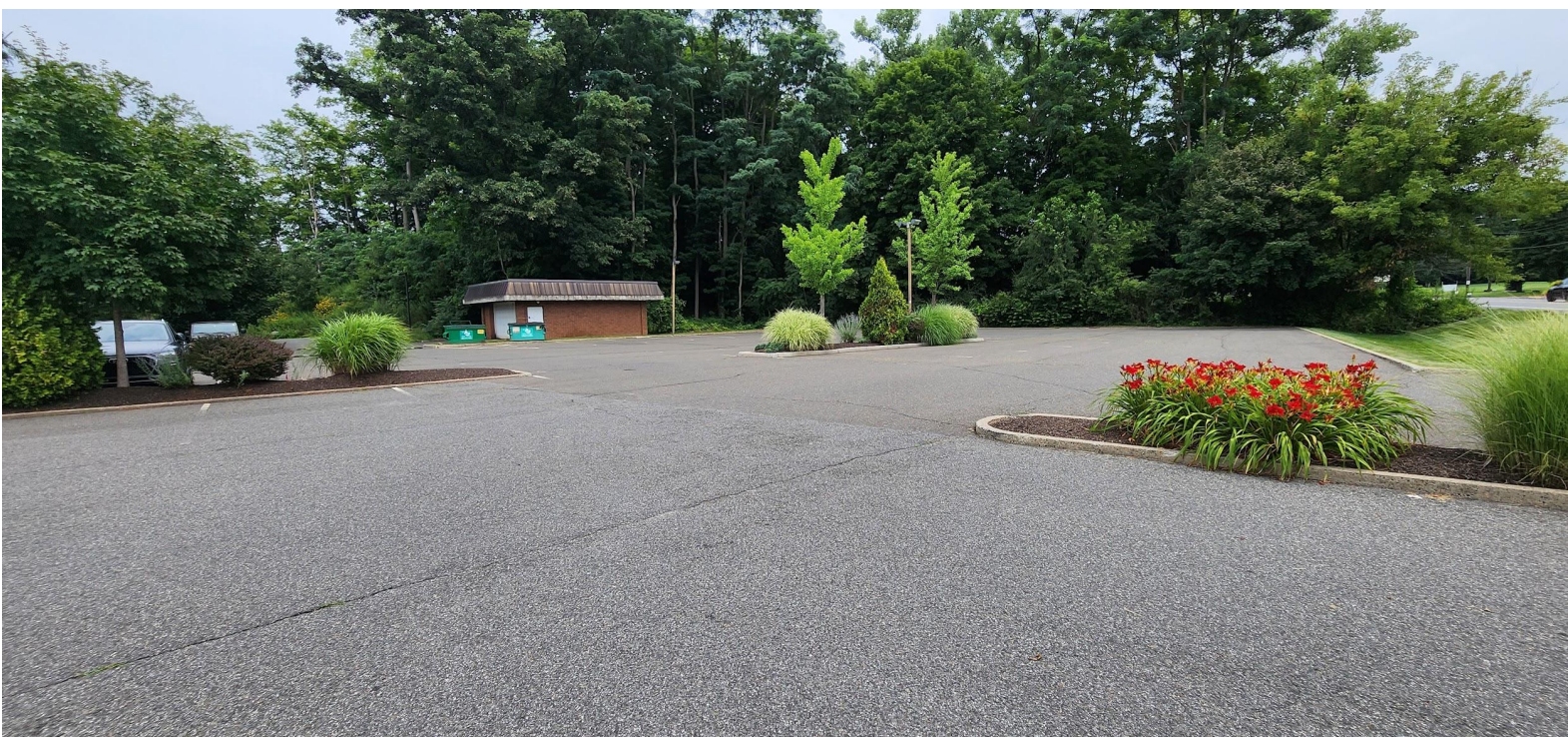
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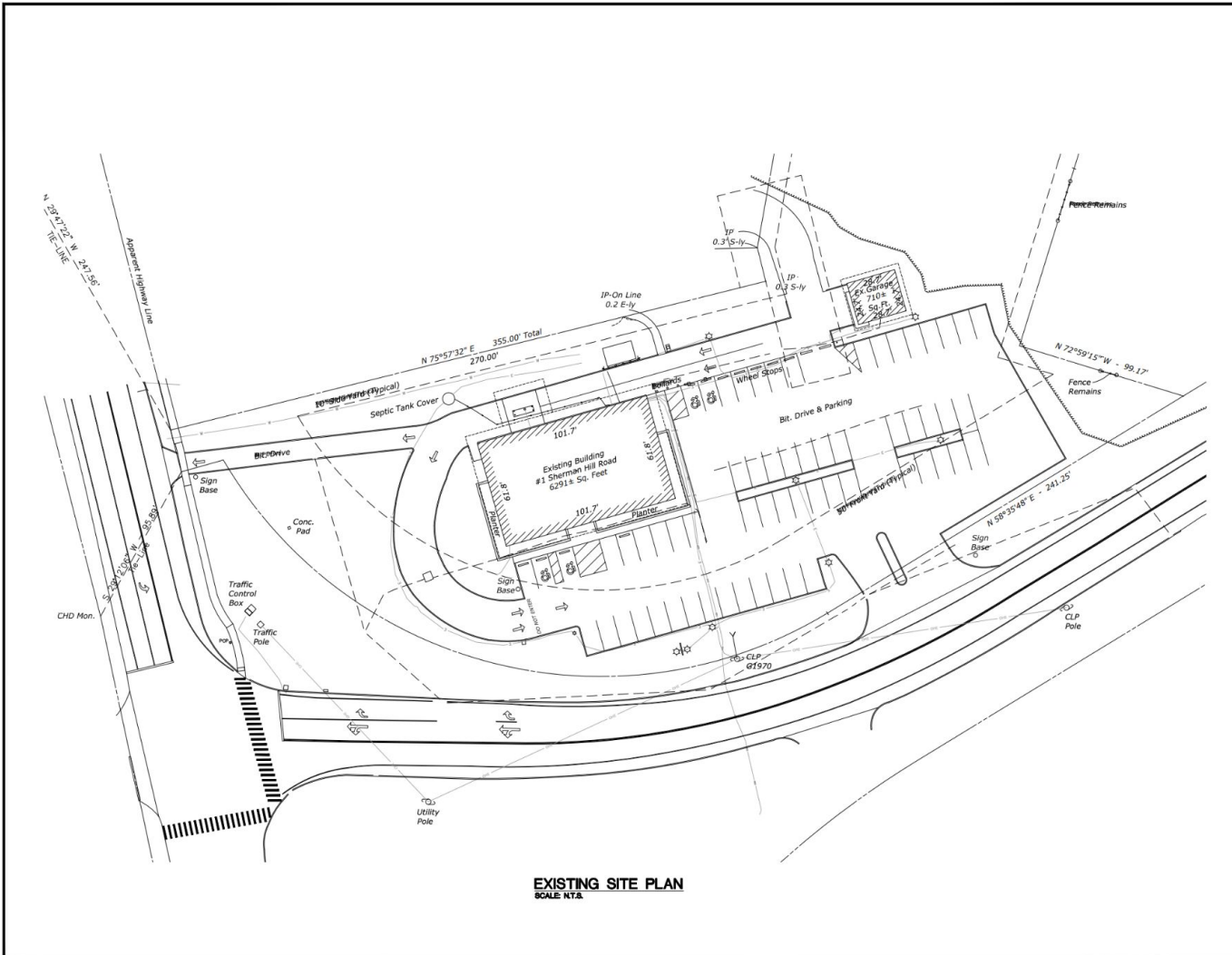
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**ROSE**  
**TISO**  
**& CO. L.L.C.**  
ARCHITECTS • SURVEYORS • ENGINEERS  
www.rose-tiso.com  
25 BRANTFORD AVENUE, FAIRFIELD, CT 06424  
TEL: 203.251.0522 FAX: 203.251.0524

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT TITLE

**POTENTIAL  
DUNKIN' DONUTS**

**1 SHERMAN HILL ROAD  
WOODBURY, CT 06798**

Prepared For:  
CT/1 SHERMAN HILL ROAD, LLC

SHEET TITLE

**EXISTING  
SITE PLAN**

DESIGNED BY: TG	SCALE: AS NOTED
DRAWN BY: MS	DATE: 09-06-2022
CHECKED BY: JRE	PROJECT NUMBER: 0000
CAD FILE: R1/0000/ARCH	

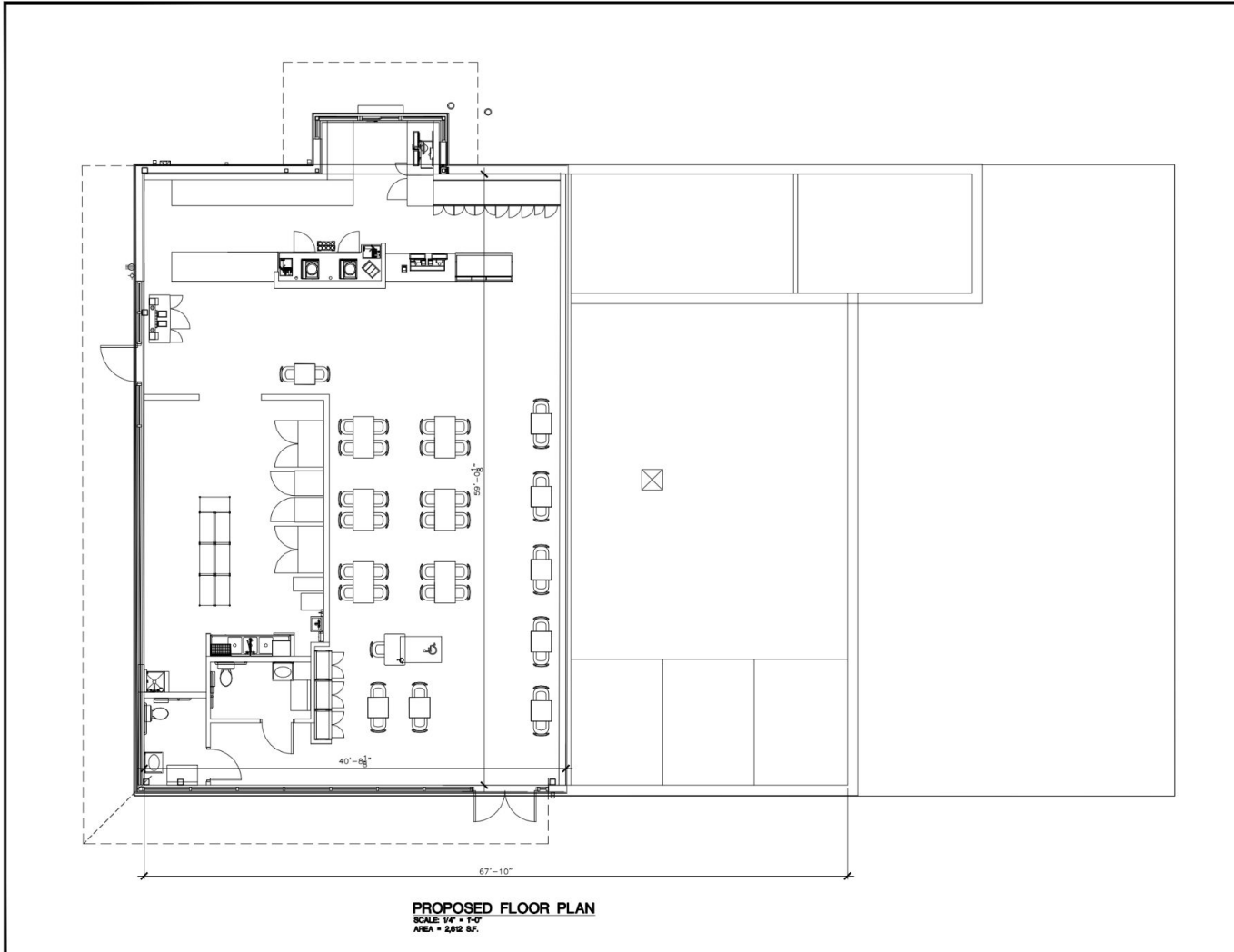
SEAL

SHEET NUMBER  
**SP-1**

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 ARCHITECTS • SURVEYORS • ENGINEERS  
WWW.ROSETISO.COM  
 35 BUCKENHURST AVENUE, HARTFORD, CT 06103  
 TEL: (860) 525-8748 FAX: (860) 525-4044

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT TITLE  
**POTENTIAL  
 DUNKIN' DONUTS**  
 1 SHERMAN HILL ROAD  
 WOODBURY, CT 06798  
 Prepared For:  
 CT/1 SHERMAN HILL ROAD, LLC

SHEET TITLE	
<b>PROPOSED              FLOOR PLAN</b>	
DESIGNED BY: TC	SCALE: AS NOTED
DRAWN BY: MS	DATE: 09-06-2022
CHECKED BY: FR	PROJECT NUMBER: 0000
CAD FILE: R/1/0000/ARCH	

SEAL	SHEET NUMBER
	<b>A-111</b>