

FOR LEASE | 910± SF RETAIL IN-LINE SPACE

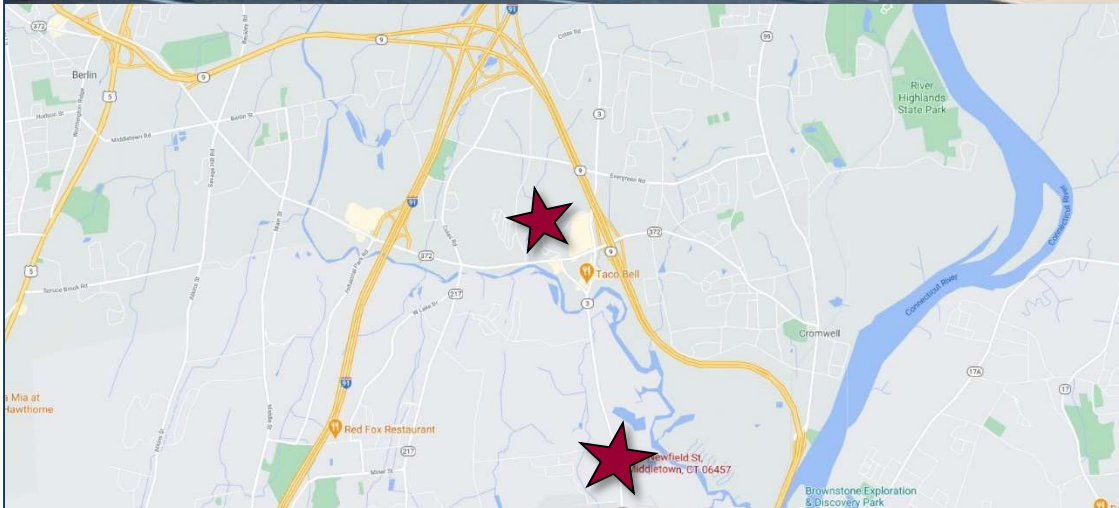
Join Dunkin Donuts in a Premier Retail Plaza

779 Newfield Street (Rt. 3), Middletown, CT

LEASE RATE: \$14.00/SF NNN

OR&L
Celebrating over
30 YEARS 1990-2021 COMMERCIAL

Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 910± SF available
- In-line space
- Street Level Retail
- 30 parking spaces
- 3.57/1,000 car parking
- NPC Zone
- 303' frontage on Rt. 3
- Traffic Count: 15,324 ADT
- Rt. 9 S to Exit 19 to Rt. 3
- Many area amenities

For more information contact:

Luke Massirio | 860.761.6016 | lmassirio@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | 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.

FOR LEASE | 910± SF RETAIL IN-LINE SPACE

Join Dunkin Donuts in a Premier Retail Plaza

779 Newfield Street, Middletown, CT

LEASE RATE: \$14.00/SF NNN



Ranked in Top 50
Commercial Firms in U.S.

BUILDING INFORMATION

GROSS BLD. AREA 8,076± SF
AVAILABLE AREA 910± SF
NUMBER OF FLOORS 1
CONSTRUCTION Steel Frame, Vinyl Siding
ROOF TYPE Gable, Asphalt Shingle
YEAR BUILT 2009

SITE INFORMATION

SITE AREA 1.47 acres
ZONING NPC
PARKING 3.57/1000
SIGNAGE On Building and Monument
VISIBILITY Excellent on Rt. 3
FRONTAGE 303' on Rt. 3
HWY. ACCESS I-91, Rt. 9, Rt. 3
TRAFFIC COUNT 15,324 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Central
TYPE OF HEAT Forced Air, Gas
SPRINKLERED No

UTILITIES

SEWER/WATER City
GAS Yes

EXPENSES

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

OTHER TENANTS Dunkin Donuts, Elle Nails & Spa, Kumon School

AREA RETAIL Tractor Supply, Dollar General, Middletown Toyota, Northeast Motor Werks

COMMENTS Former Gym Space

DIRECTIONS Rt. 9 South, Exit 19, Right on Rt. 372, Left on Rt. 3 S, Property will be on the left.

Property Highlights

- 910± SF available
- In-line space
- Street Level Retail
- 30 parking spaces
- 3.57/1,000 car parking
- NPC Zone
- 303' frontage on Rt. 3
- Traffic Count: 15,324 ADT
- Rt. 9 S to Exit 19 to Rt. 3
- Many area amenities
 - Shopping
 - Banking
 - Dining



Scan the QR Code below with the camera on your smart phone to access our website.



Connect with Us



For more information contact:

Luke Massirio | 860.761.6016 | lmassirio@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | 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.