

FOR LEASE | 1,040± SF RETAIL BUILDING SITUATED ON 0.29 ACRE | HIGH TRAFFIC AREA

949 New Britain Avenue, West Hartford, CT 06110

LEASE RATE: \$2,900/MO NNN

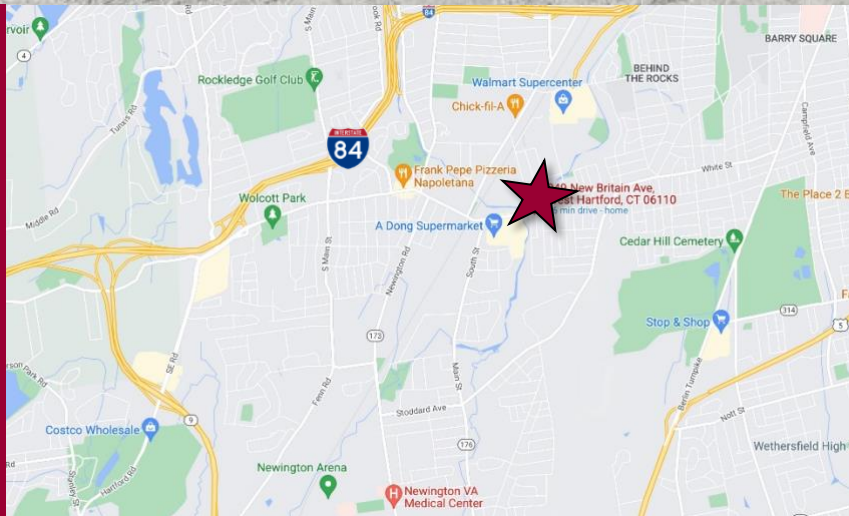


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 1,040± SF Building
- 0.29 Acre
- 1 Story
- Zoning: RM-3
- 10 Parking Spaces
- Traffic: 18,600 ADT
- 3 Curb Cuts
- Signalized Intersection
- I-84, Exit 45
- Many area amenities

For more information contact:

Robert Gaucher | 860-761-6007 | bgaucher@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.

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BUILDING INFORMATION

GROSS BLD. AREA 1,040± SF
AVAILABLE AREA 1,040± SF
NUMBER OF FLOORS 1
CONSTRUCTION Concrete Block
ROOF TYPE Flat, Rubber | New in 2021
YEAR BUILT 1940

SITE INFORMATION

SITE AREA 0.29 Acre
ZONING RM-3
PARKING 10 spaces
SIGNAGE On Building
VISIBILITY Excellent
FRONTAGE 145' on New Britain Ave
HWY.ACCESS I-84, Exit 45
TRAFFIC COUNT 18,600 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Complete HVAC
SPRINKLERED No
ELECTRIC SERVICE TBD

UTILITIES

SEWER City
WATER City
GAS Yes

AREA RETAIL Family Dollar, KFC, Midas,
Burger King, Town Fair
Tire, Napa Auto Parts,
Mobil, Gulf, A&S Discount
Liquors, Auto Zone

EXPENSES

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

COMMENTS Prime Retail Location with Excellent Visibility and High Traffic Count.

DIRECTIONS I-84, Exit 45. Right onto Flatbush Avenue. Left onto Newfield Avenue. Right onto New Britain Avenue. Property on Left.

Property Highlights

- 1,040± SF Building
- 0.29 Acre
- 1 Story
- New Rubber Roof in 2021
- Zoning: RM-3
- 10 Parking Spaces
- Traffic: 18,600 ADT
- 3 Curb Cuts
- Signalized Intersection
- I-84, Exit 45
- Many area amenities
 - Shopping
 - Banking
 - Dining



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