

# FOR LEASE | 1,536± SF RETAIL/FAST FOOD BUILDING

## Retail with Drive-thru at Signalized Intersection

1015 West Main Street, New Britain, CT 06053

LEASE RATE: \$4,000/month NNN

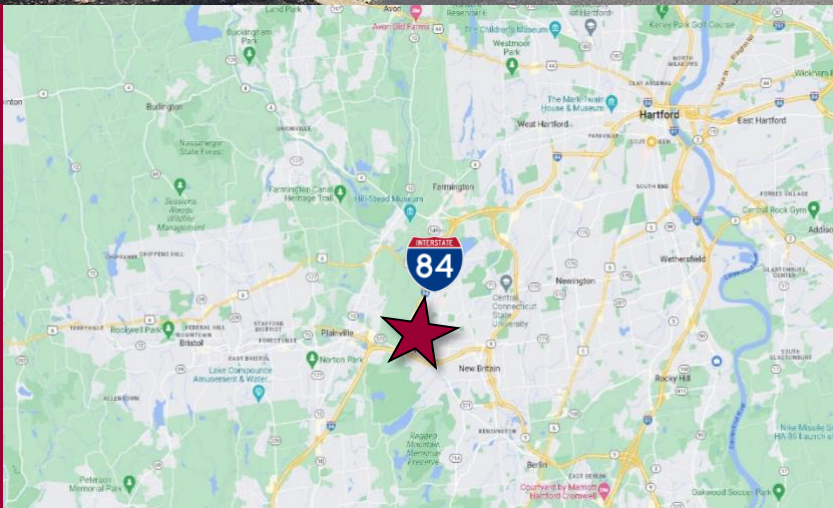


Ranked in Top 50  
Commercial Firms in U.S.



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### Property Highlights

- 1,536 SF 1-story Retail
- 1 Drive-thru
- 0.34 acres
- B2 Zone
- Built 1960, recently updated
- 14 parking spaces
- Signalized corner
- On-building & Pylon Signage
- Junction of I-84 and Rt. 72
- Many area amenities

For more information contact:

Thomas Wilks | 860.761.6018 | [twilks@orlcommercial.com](mailto:twilks@orlcommercial.com) or Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@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 1,536± SF  
AVAILABLE AREA 1,536± SF  
NUMBER OF FLOORS 1  
CONSTRUCTION Masonry  
ROOF TYPE Gable, Asphalt Shingle  
YEAR BUILT 1960

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT GAS  
SPRINKLERED TBD  
ELECTRIC SERVICE TBD

### UTILITIES

SEWER/WATER City  
GAS Yes

### SITE INFORMATION

SITE AREA 0.34± acres  
ZONING B2  
PARKING 14 parking space (9.94/1000)  
SIGNAGE On-Building and Pylon  
VISIBILITY Excellent  
FRONTAGE 150' on W Main St.  
HWY.ACCESS Junction of I-84 and Rt. 72

### EXPENSES

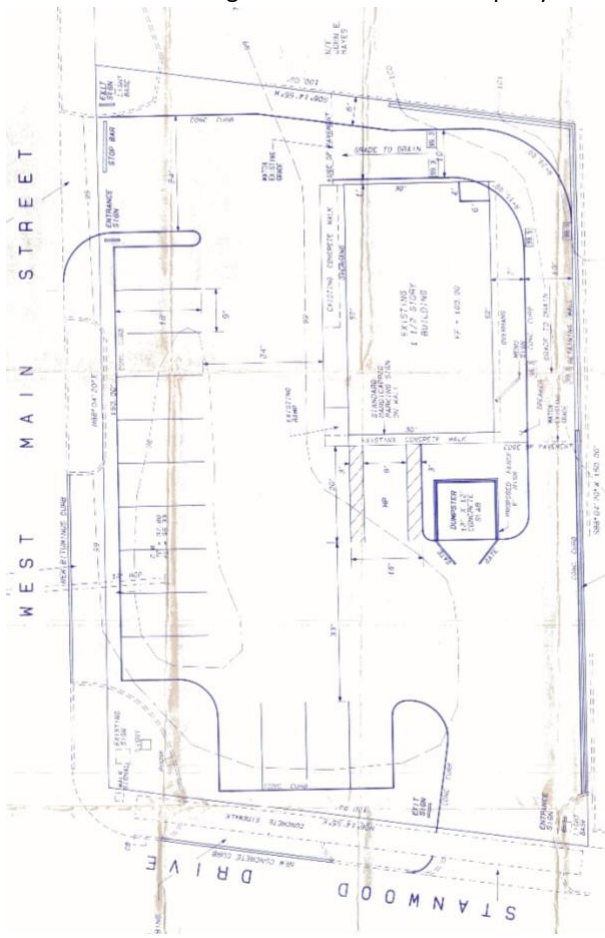
|             |                                            |                                   |
|-------------|--------------------------------------------|-----------------------------------|
| RE TAXES    | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| UTILITIES   | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| INSURANCE   | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| MAINTENANCE | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| JANITORIAL  | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |

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- 1,536 SF 1-story Retail
- 1 Drive-thru
- 0.34 acres in the B2 Zone
- Built 1960, recently updated
- 14 parking spaces
- Signalized corner
- On-building & Pylon Signage
- Junction of I-84 and Rt. 72
- Many area amenities
  - Shopping
  - Banking
  - Dining

**COMMENTS** Retail with Drive-thru at Signalized Intersection

**DIRECTIONS** I-84 Exit 36. Right onto Slater Rd. Right onto Beechwood Dr. Left onto Stanwood Dr. Right onto W Main St. Property is on the right.



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



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