

O,R &L COMMERCIAL

Ranked in Top 50 Commercial Firms in U.S.

FOR LEASE

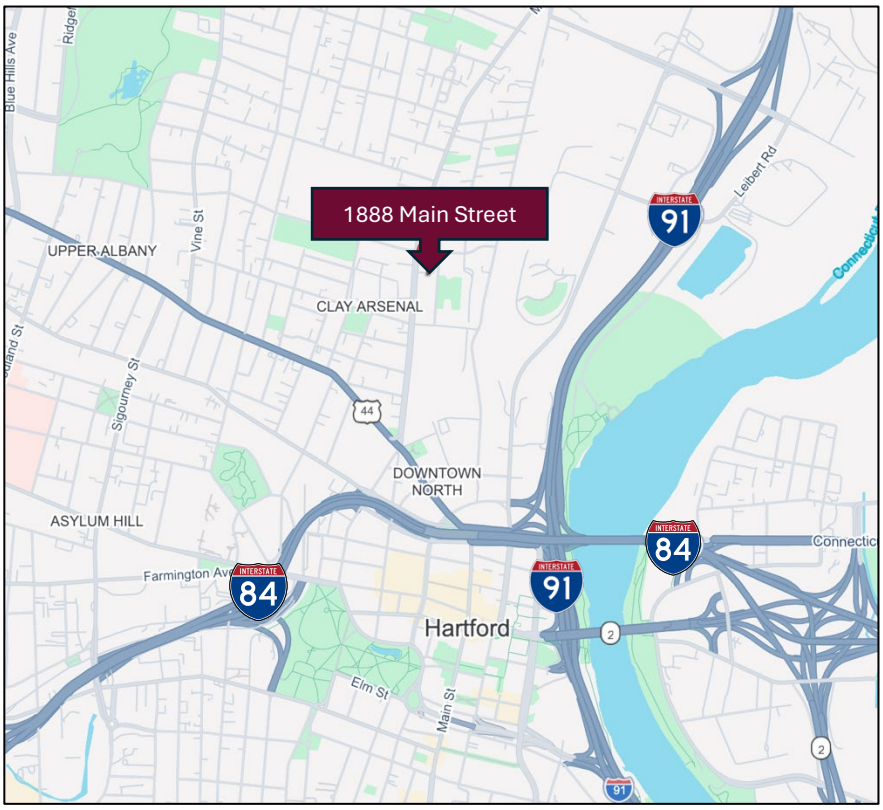
1870-1888-1954 Main Street, Hartford, CT 06120

1,500± SF RETAIL ENDCAP SPACE AVAILABLE

LEASE RATE: $26.00/SF NNN

HIGHLIGHTS

- 1,500± SF Retail Endcap Space
- Corner Plaza Location
- 123 Parking Spaces
- Easy Highway Access to I-91 & I-84
- Traffic Count: 12,400 ADT
- On-Building & Monument Signage
- Former T-Mobile Store
- Other Plaza Tenants: Family Dollar, Wing Stop, Save-Alot, Home Decor, Super Star Laundromat



CONTACTS

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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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1,500± SF RETAIL ENDCAP SPACE AVAILABLE

BUILDING INFORMATION

GROSS BLD. AREA: 17,761± SF
AVAILABLE AREA: 1,500± SF
CONSTRUCTION: Masonry
ROOF TYPE: Tar & Gravel
YEAR BUILT: 2005

MECHANICAL EQUIPMENT

AIR CONDITIONING: Yes
HEAT: Yes, Gas
SPRINKLERED: Yes 100%

SITE INFORMATION

SITE AREA: 2.9 Acres
ZONING: MS-3
PARKING: 123 Spaces (3.10/1000)
SIGNAGE: On-Building, Monument
VISIBILITY: Great on Main Street
FRONTAGE: 120' on Main,
148' on Mary Shepard Place
HWY ACCESS: I-91, I-84
TRAFFIC: 12,400 ADT

UTILITIES

SEWER/WATER: City
GAS: Yes

EXPENSES

RE TAXES:	☑ Tenant ☐ Landlord
UTILITIES:	☑ Tenant ☐ Landlord
INSURANCE:	☑ Tenant ☐ Landlord
MAINTENANCE:	☑ Tenant ☐ Landlord
JANITORIAL:	☑ Tenant ☐ Landlord
NNN EXPENSES:	$10.81±/SF











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