O,R &L COMMERCIAL

Ranked in Top 50 Commercial Firms in U.S.



FOR SALE

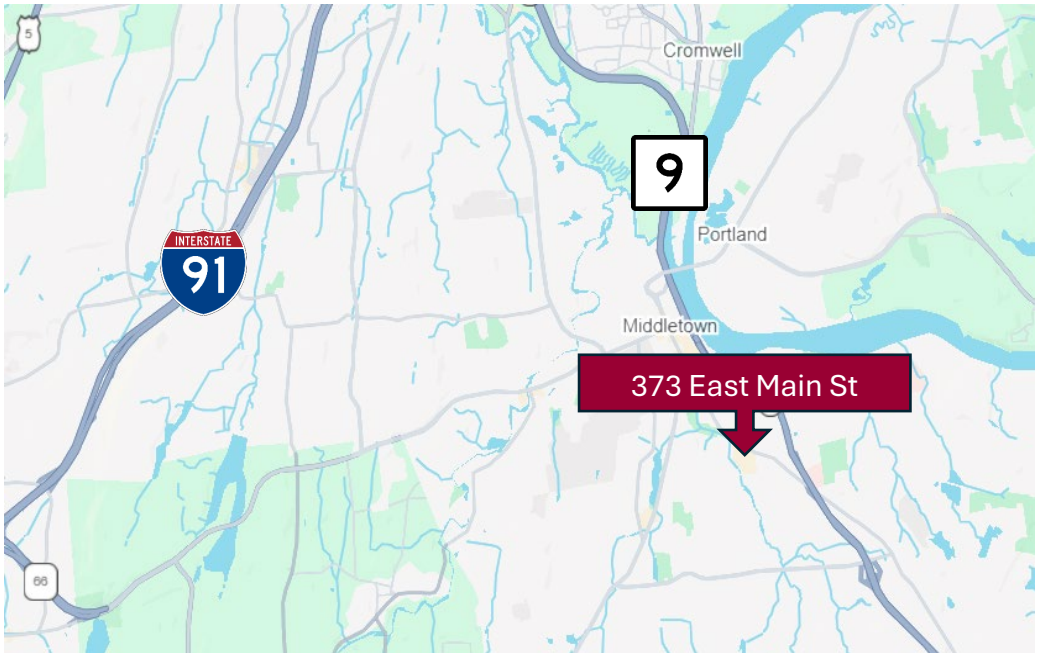
331-373 East Main Street, Middletown, CT 06457

31,923± SF Retail Site with 2 Buildings and Bank Kiosk on 6.61± Acres

SALE PRICE: $5,250,000

HIGHLIGHTS

- 31,923± SF Retail Site
  - Building 1: 16,694± SF
  - Building 2: 14,748± SF
  - Bank Kiosk: 432± SF
- Concept Plans for additional Land available
- Zoning: MXI (very flexible)
- Highway Access: Rt. 9
- Traffic: 12,736± ADT
- Right Of Way Access in Rear of Property



CONTACT

Luke Massirio| (860) 761-6016

lmassirio@orlcommercial.com

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

FOR SALE

SALE PRICE $5,250,000

331-373 East Main Street, Middletown, CT

31,923± SF Retail Site with 2 Buildings and Bank Kiosk





2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 🖷 (860) 721-7882
2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 🖷 (203) 315-4046
Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

Building 1 Floor Plan Fully Leased



While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

FOR SALE

SALE PRICE $5,250,000

331-373 East Main Street, Middletown, CT

31,923± SF Retail Site with 2 Buildings and Bank Kiosk

BUILDING INFORMATION

GROSS BLD. AREA: 31,923± SF
AVAILABLE AREA: 31,923± SF
SPACE BREAKDOWN:
Building 1: 16,694± SF
Building 2: 14,748± SF
Bank Kiosk: 432± SF
Land: 1.12 Acres (Concept Plans available)
CONSTRUCTION: Masonry, Wood
ROOF TYPE: Flat Tar and Gravel
YEAR BUILT: 1994,1996,2010

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central
TYPE OF HEAT: Forced Hot Air, Electric
SPRINKLERED: 100% Wet in Bldg 1 & 2

SITE INFORMATION

SITE AREA: 6.61 Acres
ZONING: MXI
PARKING: 187 Spaces
SIGNAGE: On-Building, Pylon
VISIBILITY: Excellent on East Main Street
FRONTAGE: 197'
HWY ACCESS: Rt. 9
TRAFFIC COUNT: 12,736± ADT

UTILITIES

SEWER/WATER: City
GAS: Yes

TAXES

ASSESSMENT: $5,505,000
MILL RATE: 33.30
TAXES: $183,316.50 ($5.74/SF)





BUILDING 1



BUILDING 2



BANK KIOSK

CONTACT

Luke Massirio | (860) 761-6016
lmassirio@orlcommercial.com

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	10,054	37,908	68,029
Households	3,808	15,308	28,559
Income	$97,488	$96,869	$109,064
Employees	13,080	29,723	43,042

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.