

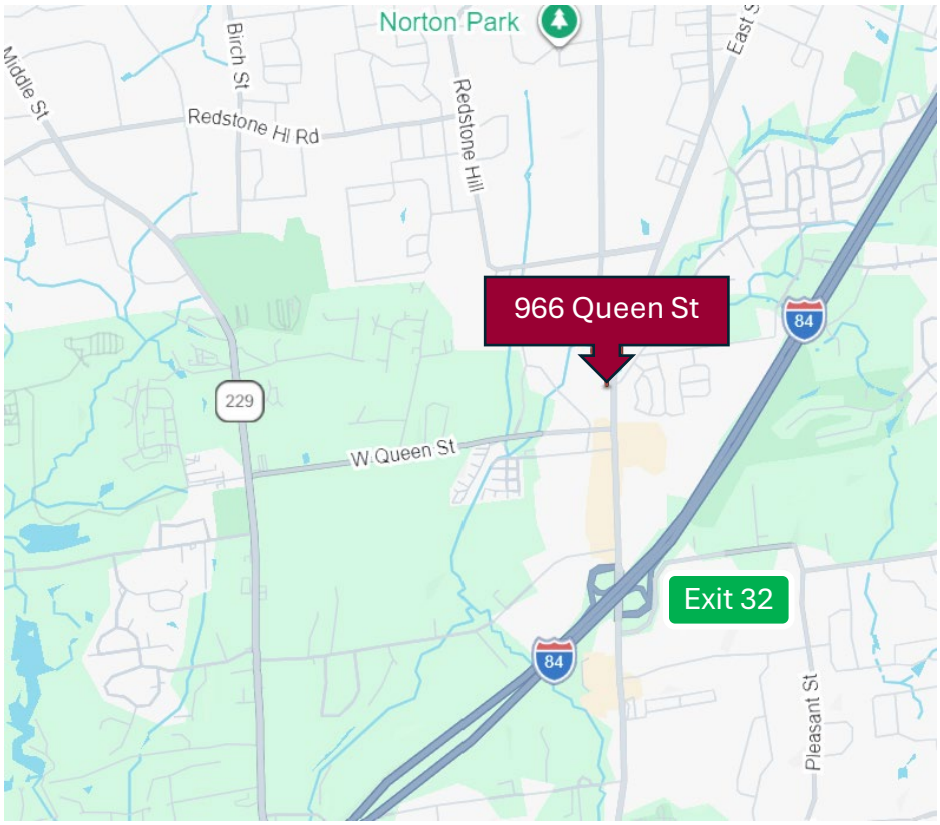
FOR LEASE

PATTEN BROOK PLAZA, 954-966 Queen Street, Southington, CT 06489
1,200± SF RETAIL SPACE AVAILABLE

LEASE RATE $16.00/SF plus gas and electric

HIGHLIGHTS

- 8,200 SF Retail Plaza
- 1 suite available – 1,200± SF
- 7.4/1000 parking ratio
- On-building and Pylon Signage
- Former Kitchen's Express Space
- Less than 1 mile off I-84, Exit 32
- Traffic Count: 15,600 ADT
- Tenant is responsible for snow removal in front of their space
- Many area amenities



CONTACTS
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1,200± SF RETAIL SPACE

BUILDING INFORMATION

GROSS BLD. AREA: 8,200± SF
AVAILABLE AREA: 1,200± SF
COLUMN SPACING: Clear Span
CONSTRUCTION: Brick & Block
ROOF TYPE: TBD
YEAR BUILT: 1954

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
HEAT: Gas, forced hot air
SPRINKLERED: No
ELECTRIC/POWER: Separately Metered

SITE INFORMATION

SITE AREA: 1.07 acres
ZONING: B-Business
PARKING: 61 spaces, 7.4/1000
SIGNAGE: On-building and Pylon
VISIBILITY: Excellent on Rt. 10
HWY ACCESS: 0.8 mile to I-84, Exit 32
TRAFFIC COUNT: 15,600 ADT

UTILITIES

SEWER/WATER: Public
GAS: Yes, Separately Metered

EXPENSES

RE TAXES:	☐ Tenant ☑ Landlord
UTILITIES:	☑ Tenant ☐ Landlord
INSURANCE:	☐ Tenant ☑ Landlord
MAINTENANCE:	☐ Tenant ☑ Landlord
JANITORIAL:	☐ Tenant ☑ Landlord

DEMOGRAPHICS

Miles	1	3	5
Population	3,860	43,024	138,875
Households	1,713	18,787	57,743
Income	$110,443	$109,933	$106,786





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