

FOR LEASE | 3,554± SF RETAIL SPACE FORMER BANK BRANCH WITH DRIVE-THRU

1409 Middletown Avenue, Northford, CT 06472

LEASE RATE: \$15.00/SF NNN Existing Space | \$25.00 PSF New Construction*



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 3,554± SF available for lease
- Former Bank Building
- Existing drive-thru
- 16,900 ADT
- Signalized access
- New roof 2013
- Parking lot resurfaced 2014
- Two new HVAC units 2016
- 35 marked parking spaces
- Wallingford Electric, lowest rates in state
- Water and sewer at street
- Many area amenities

For more information contact:

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O,R&L Commercial • 2 Summit Place • Branford, CT 06405 • Tel: (203) 488-1555 • Fax: (203) 315-4046 • www.orlcommercial.com

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 3,554± SF
AVAILABLE AREA 3,554± SF
NUMBER OF FLOORS 2
CONSTRUCTION Wood Frame
ROOF TYPE Gable/Hip
YEAR BUILT 1974

MECHANICAL EQUIPMENT

AIR CONDITIONING Yes
TYPE OF HEAT Electric
ELECTRIC SERVICE 240v 400 amps 3 phase

TAXES

ASSESSMENT \$304,900 (2015)
MILL RATE 33.58 (2020)
TAXES

SITE INFORMATION

SITE AREA 1.16 acres
ZONING B2
PARKING 35
SIGNAGE On Building
VISIBILITY Great
FRONTAGE 91.4' on Middletown Ave.
HWY.ACCESS 4 miles to I-91
TRAFFIC COUNT 16,900 ADT (CT DOT)

UTILITIES

SEWER Septic, sewer available at street
WATER Private well, water available at street
GAS n/a

EXPENSES

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

COMMENTS O,R&L is pleased to present a 3,554± SF retail building with New Construction available. Prime location in Northford Center at traffic signal with 16,900 ADT, great site for food use with drive thru or bank branch as there are no banks located in Northford currently. Large lot with great parking. Building may be expanded.

DIRECTIONS I-91 exit 11 to CT-22, follow for 4 miles, right onto CT-22 E, sharp left onto CT-17 N, building is on the right.

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