





LION PLAZA

RETAIL & WAREHOUSE / FLEX SPACE AVAILABLE

969-979 MERIDEN WATERBURY TURNPIKE
PLANTSVILLE (SOUTHINGTON), CONNECTICUT 06479



PROPERTY HIGHLIGHTS

-  Retail & Warehouse Space Available
-  Retail: Approx. 2,800 SF
-  Warehouse/Flex: Approx. 4,900 SF
-  16' Clear Ceiling Height
-  12' x 12' Overhead Door
-  Two Mezzanine Storage Areas
-  Excellent Route 322 Visibility
-  Ample On-Site Parking

— CAM: \$3.00 PSF

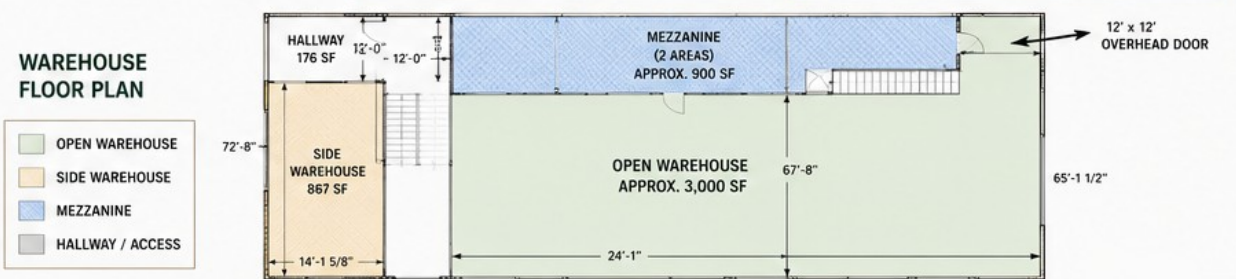
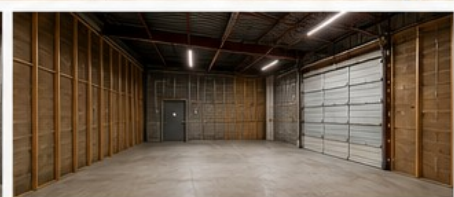
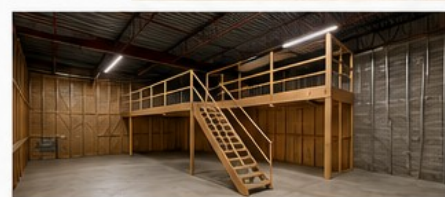
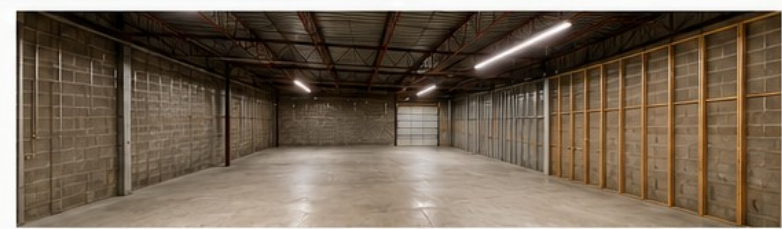
FRONT RETAIL SPACE

- APPROXIMATELY 2,800 SF**
- 2,261 SF Open Retail Showroom
 - 542 SF Rear Workroom / Storage
 - One Private Restroom
 - Large Storefront Windows
 - Excellent Visibility on Route 322
 - Monument Signage Available
 - Ample On-Site Parking
 - Ideal for Retail, Medical, Showroom, Fitness, Office, Specialty Retail & Service Businesses



REAR WAREHOUSE / FLEX SPACE

- APPROXIMATELY 4,900 SF TOTAL**
- INCLUDES:**
- Approx. 3,000 SF Open Warehouse
 - 867 SF Side Warehouse
 - Approx. 900 SF Mezzanine Storage (2 Areas)
 - 176 SF Hallway / Access Area
 - 16' Clear Ceiling Height
 - 12' x 12' Overhead Door
 - Separate Pedestrian Entrance
 - Concrete Floors
 - Ideal for Warehouse, Distribution, Contractor, Manufacturing, Storage, E-Commerce & Light Industrial Uses



EXISTING TENANTS



SUPER 66 LIQUORS



Sushi House
Eat In • Take Out • Catering



Kettle Bagels & GRILL

LEADERSHIP MARTIAL ARTS

LEASE RATES

SPACE	RATE
RETAIL SPACE	\$12.00 PSF NNN
WAREHOUSE / FLEX SPACE	\$10.00 PSF NNN
CAM CHARGES	\$3.00 PSF

LOCATION ADVANTAGE

-  High Visibility on Route 322
-  Minutes to I-84, I-691 & I-91
-  Strong Traffic Counts
-  Convenient to Southington & Surrounding Communities

FOR MORE INFORMATION, PLEASE CONTACT:

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