

40 Union Street Middletown, Connecticut

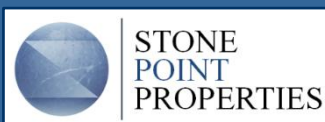


40 Union Street is available for lease for the first time in 70 years and is comprised of a 13,430± SF commercial building set on a one-acre, hard corner and signalized intersection. The property is located directly next to Route 9 (53,000 VPD), providing direct connectivity to Interstate 91. The property is also located 800 feet from Middlesex Hospital, less than a mile from Wesleyan University and only one block from Downtown Middletown.

The State's current plan to reconfigure Route 9 would make 40 Union the first major commercial property for all northbound traffic exiting to Downtown Middletown and Route 66. The property is zoned B-1, allowing for a wide range of retail, medical office and office uses, as well as flex industrial as a pre-existing use. The property has ten drive-through doors and two loading docks, along with ample parking on-site.

Property Highlights

Building Size	13,430± SF
Site Size	1.02± Acres (At Grade)
Frontage	DeKoven Drive: 225' Union Street: 240'
Ceiling Height	16' – 22'
Space Available	9,000 SF
Overhead Doors	Drive-In: 10 Loading Docks: 2
Year Built	1956
Parking	Ample
Zone	B-1
Traffic Signal	Yes



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	1-Mile	3-Miles	5-Miles
Population	11,005	43,316	74,186
Households	4,132	17,601	31,203
Med. Household Income	\$59,390	\$89,043	\$99,117

