



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

Appleseed Square, 51 Boston Post Road, Madison, CT 06443

1,200± SF RETAIL / OFFICE SPACE IN 16,305± SF NEIGHBORHOOD CENTER ON ROUTE 1

LEASE RATE: \$18/SF Gross + Utilities

HIGHLIGHTS

- Prime Retail Space for Lease
- Great Frontage on the Boston Post Road / Route 1
- Flexible Open Layout for a Variety of Retail or Office Uses
- Updated Finishes & 100% A/C
- Washer/Dryer Hookups
- Located in Prominent Neighborhood Retail / Office Center

CONTACT

Sam Crampton

Cell: 203-343-8426

Email:

scrampton@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | PAGE 1 OF 4

LEASE RATE: \$18/SF Gross + Utilities

Appleseed Square, 51 Post Road, Madison, CT 06443

1,200± SF Retail / Office Space

FOR LEASE



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | **PAGE 3 OF 4**



FOR LEASE

LEASE RATE: \$18/SF Gross + Utilities

Appleseed Square, 51 Post Road, Madison, CT 06443

1,200± SF Retail / Office Space

BUILDING INFORMATION

GROSS BLDG AREA: 16,306± SF

AVAILABLE AREA: 1,200± SF

OF FLOORS: 1

CONSTRUCTION: Wood Frame & Masonry

ROOF TYPE: T&G/Rubber

YEAR BUILT: 1979/ Renovated 1991

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Gas, Forced Air

ELECTRIC/POWER: 200 amp

SITE INFORMATION

SITE AREA: 2 Acres

ZONING: CA-1

PARKING: 8.51/1,000

SIGNAGE: Monument & Building

VISIBILITY/FRONTAGE: Excellent, 212 Feet

HWY ACCESS: I-95

TRAFFIC COUNT: 12,300± on Route 1

UTILITIES

SEWER/WATER: Septic / Public Connected

GAS: Gas/Propane

EXPENSES

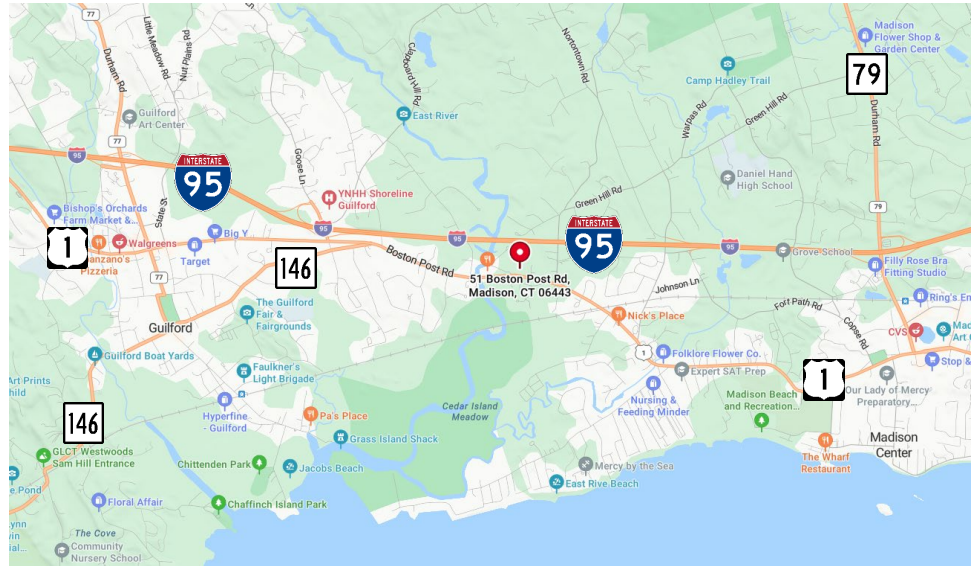
RE TAXES: ☒ Tenant ☒ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☐ Tenant ☒ Landlord

MAINTENANCE: ☐ Tenant ☒ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



CONTACT

Sam Crampton

Cell: 203-343-8426

Email: scrampton@orlcommercial.com

J. Richard Lee

Office: 203-488-1555

Email: rlee@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | (203) 488-1555 | (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | (860) 721-0033 | (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | PAGE 4 OF 4