



Ranked in Top 50  
Commercial Firms in U.S.



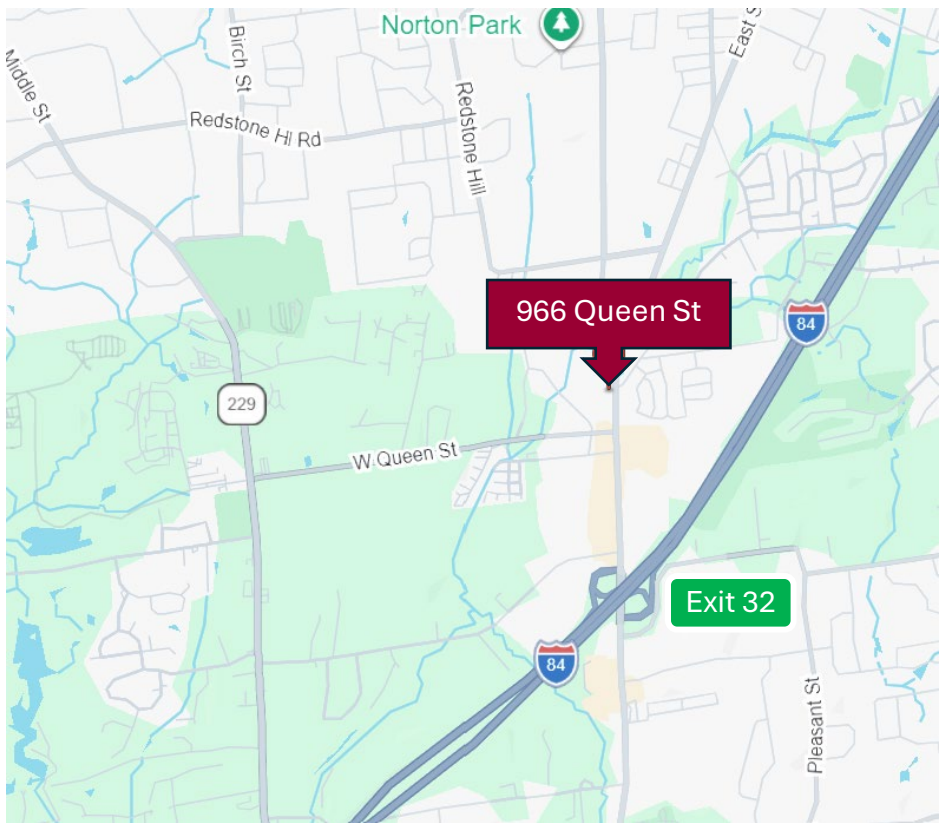
# FOR LEASE

**PATTEN BROOK PLAZA, 954-966 Queen Street, Southington, CT 06489**  
**UP TO 2,592± SF RETAIL SPACE AVAILABLE (will subdivide to 1,200 SF)**

**LEASE RATE \$16.00/SF plus gas and electric**

## HIGHLIGHTS

- 8,200 SF Retail Plaza
- 2 suites available up to 2,592± 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

**Robert Gaucher** | (860) 761-6006  
[bgaucher@orlcommercial.com](mailto:bgaucher@orlcommercial.com)

**Jay L. Morris** | (860) 721-0033  
[jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com)



[WWW.ORLCOMMERCIAL.COM](http://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: Jay Morris | (860) 721-0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257



# FOR LEASE

**LEASE RATE: \$16.00/SF plus gas & electric**

**PATTEN BROOK PLAZA, 954-966 Queen St, Southington, CT**

**Up to 2,592± SF**

### BUILDING INFORMATION

**GROSS BLD. AREA:** 8,200± SF  
**AVAILABLE AREA:** 2,592± SF  
**WILL SUBDIVIDE:** 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

### CONTACTS

**Robert Gaucher** | (860) 761-6006  
[bgaucher@orlcommercial.com](mailto:bgaucher@orlcommercial.com)

**Jay L. Morris** | (860) 721-0033  
[jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com)



[WWW.ORLCOMMERCIAL.COM](http://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: Jay Morris | (860) 721-0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | PAGE 2 OF 2