





# LION PLAZA

RETAIL & WAREHOUSE / FLEX SPACE AVAILABLE

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



## PROPERTY HIGHLIGHTS

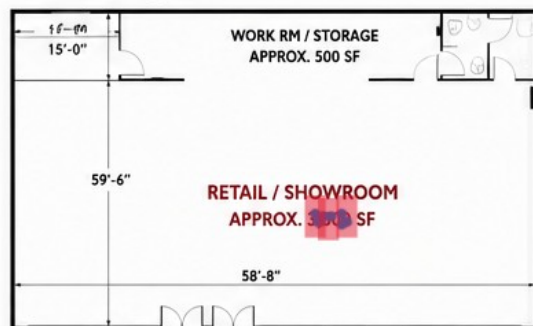
-  Multiple Spaces Available
-  High-Traffic Location on Route 322
-  Adjacent to the Southington Drive-In Theater
-  Excellent Visibility & Signage Opportunities
-  Ample On-Site Parking
-  Overhead Door Access
-  Two Mezzanine Storage Areas
-  16' Clear Ceiling Height (Warehouse Space)
-  Flexible Lease Terms
-  Convenient Access to I-84 & Route 10
-  Ideal for Retail, Showroom, Warehouse, Distribution, Contractor & Flex Users

## FRONT RETAIL / SHOWROOM SPACE

**APPROXIMATELY 3,500 SF**

**ASKING: \$16.00 PSF NNN**

- Formerly occupied by a gift shop
- Currently in shell condition
- Excellent for Retail, Showroom, Fitness, Medical or Service Uses
- Prominent signage exposure on Route 322
- Abundant on-site parking
- Substantial rear storage area



## REAR WAREHOUSE / FLEX SPACE

**APPROXIMATELY 3,700 SF**

**ASKING: \$10.00 PSF NNN**

- 16' Clear Ceiling Height
- Overhead Door Access
- Separate Rear Entrance
- Two Mezzanine Storage Areas for Additional Capacity
- Ideal for Contractors, Distribution, E-Commerce, Light Manufacturing, Warehousing & More
- Ownership is Flexible on Lease Terms



-  OPEN WAREHOUSE
-  SIDE WAREHOUSE
-  MEZZANINE (2 AREAS)
-  HALLWAY / ACCESS



## EXISTING TENANTS

**SUPER 66 LIQUORS**

*Sushi House*  
Eat In • Take Out • Catering

*Kettle Bagels & GRILL*

**LEADERSHIP MARTIAL ARTS**

## LEASE INFORMATION

| SPACE                   | LEASE RATE (NNN) |
|-------------------------|------------------|
| RETAIL / SHOWROOM SPACE | \$16.00 PSF      |
| WAREHOUSE / FLEX SPACE  | \$10.00 PSF      |
| 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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All square footages, dimensions, floor plans and other information are approximate and provided for marketing purposes only. Information is believed to be reliable but is not guaranteed. Prospective tenants are encouraged to independently verify all measurements and suitability of the premises prior to executing a lease.