



# FOR LEASE

635D South Main Street, Middletown, CT 06457

2,200± SF Retail Space with Drive-thru

LEASE RATE: \$24.00/SF NNN

## HIGHLIGHTS

- 2,200± SF with Drive-Thru
- Zoning: B-2
- Traffic Count: 13,100 ADT
- Excellent Visibility
- 1.2 miles to Middlesex Hospital
- 1.1 miles to Wesleyan University
- Rt. 9, Exit 21



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	8,643	38,932	65,560
Households	3,278	15,649	27,546
Income	\$109,695	\$99,158	\$108,024
Employees	5,406	29,761	43,353

## CONTACT

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### BUILDING INFORMATION

**GROSS BLD. AREA:** 6,000± SF

**AVAILABLE AREA:** 2,200± SF

**# OF FLOORS:** 1

**CONSTRUCTION:** Brick/Masonry

**ROOF TYPE:** Flat, Tar & Gravel

**YEAR BUILT:** 1996

### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air

**TYPE OF HEAT:** Gas Forced Air

**SPRINKLERED:** No

**ELECTRIC/POWER:** TBD

### SITE INFORMATION

**SITE AREA:** 6.12± Acres

**ZONING:** B-2

**PARKING:** 210 Spaces

**SIGNAGE:** On-building and Pylon

**VISIBILITY:** Excellent

**FRONTAGE:** 455'

**HWY ACCESS:** Rt. 9, Exit 21

**TRAFFIC COUNT:** 13,100 ADT

### UTILITIES

**SEWER/WATER:** Public

**GAS:** Yes

### TAXES

**ASSESSMENT:** \$4,813,980

**MILL RATE:** Town: 31.70, District: 7.20

**TAXES:** \$187,263.84 (\$2.30/SF)

### EXPENSES

**RE TAXES:**  Tenant  Landlord

**UTILITIES:**  Tenant  Landlord

**INSURANCE:**  Tenant  Landlord

**MAINTENANCE:**  Tenant  Landlord

**JANITORIAL:**  Tenant  Landlord

**NNN EXPENSES:** \$/SF

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