



Retail

FOR LEASE



**PRIME
RETAIL**

**RENT
\$26.00/SF**

**3,750
SQUARE FEET**



460 MAIN ST MIDDLETOWN CT

Prime retail space on the busiest corner in downtown Middletown now available for lease. 460 Main Street is located on the corner of Main Street and Washington Street/Route 66 and sees over 20,000 vehicles pass by each day. Middletown's idyllic downtown draws crowds from all over New England with its beautiful views of the Connecticut River and its plethora of multicultural dining options. Wesleyan University is only a couple of blocks to the north and Middlesex Hospital is only a few blocks to the south.

PROPERTY HIGHLIGHTS

- Over 20,000 VPD and heavy foot traffic year round
- On-street parking supplemented by nearby 250 space municipal parking lot
- Hands-on ownership eager to work with a quality tenant
- On & off ramps for CT Route 9 connecting to I-91, I-84 & I-95 only a block away
- Total building renovation nearing 100%
- Located just blocks from Wesleyan University and Middlesex Hospital
- Surrounding area experiencing heavy investment with many new apartments
- Entrance/exits on both Main and Route 66/Washington Street
- Ample room for retail/display as well as back office and storage



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