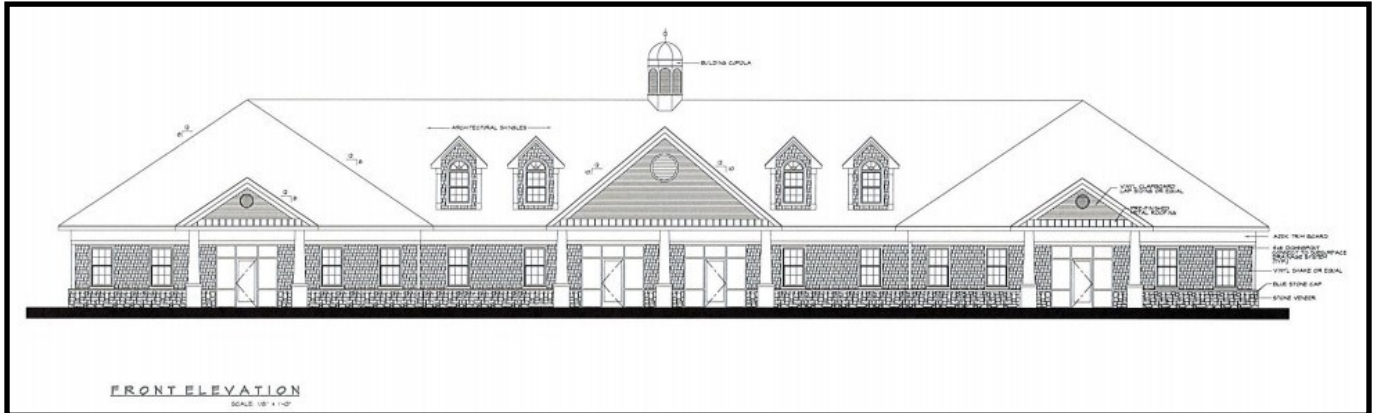


FOR LEASE

**504 Wolcott Road "Rt 69"
Wolcott, CT 06716
NEW CONSTRUCTION!**



- **Medical or Professional Office!**
- **Two Abutting Units of 1,577 SF+/- each**
- **Can be combined for 3,154 SF+/-**
- **Traffic Count of 11,300 per Day**
- **Located at a Corner with Traffic Light**
- **Demographics: 1 mile 4,158 / 3 miles 41,578 / 5 miles 135,845**

AVAILABLE FALL 2021



MATTHEWS COMMERCIAL PROPERTIES LLC.

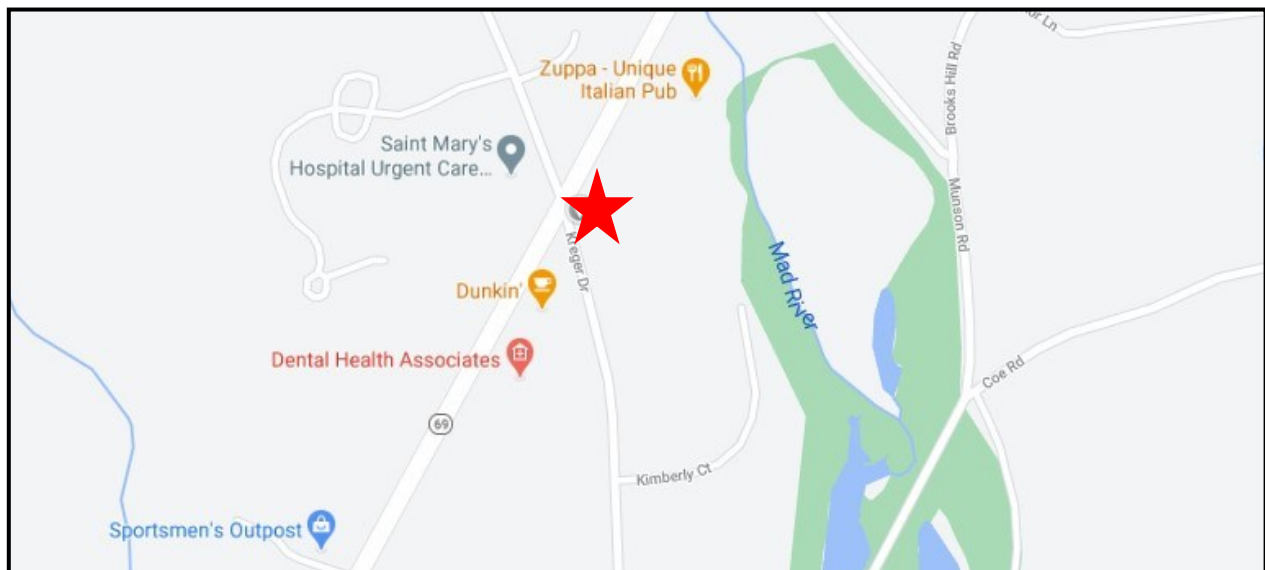
**819 Straits Turnpike Suite 3B, Middlebury, CT 06762
Phone: 203-753-5800 Fax: 203-574-3875
www.matthewscommercial.com**

**CONTACT: Gerry Matthews 203-753-5800
Email: gdmattthews@snet.net**

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	504 Wolcott Road "Rt 69"		
CITY, STATE	Wolcott, CT		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	8,096	Air conditioning	Yes Central
Number of Floors	1	Type of heat	Gas
Available SF	3,154	OTHER	
Will Subdivide to	1,576	Zoning	Commercial
Traffic Count	11,300 Per Day	Parking	Excellent
Exterior construction	Block and Shingle	TERMS	
Interior construction	Finished	Lease rate	\$19.95 Plus Nets
Ceiling height	9'		
Roof	Asphalt Architectural		
Date built	2021		
UTILITIES			
Sewer	Town		
Water	Town		
Gas	Eversource		
Electric	Eversource		
Amps	200 Amp		
<u>COMMENTS:</u>			
NEW CONSTRUCTION! 2 Units Available 1,576 SF+/- each that can be combined - Professional Medical Offices or General Office Space Preferred			



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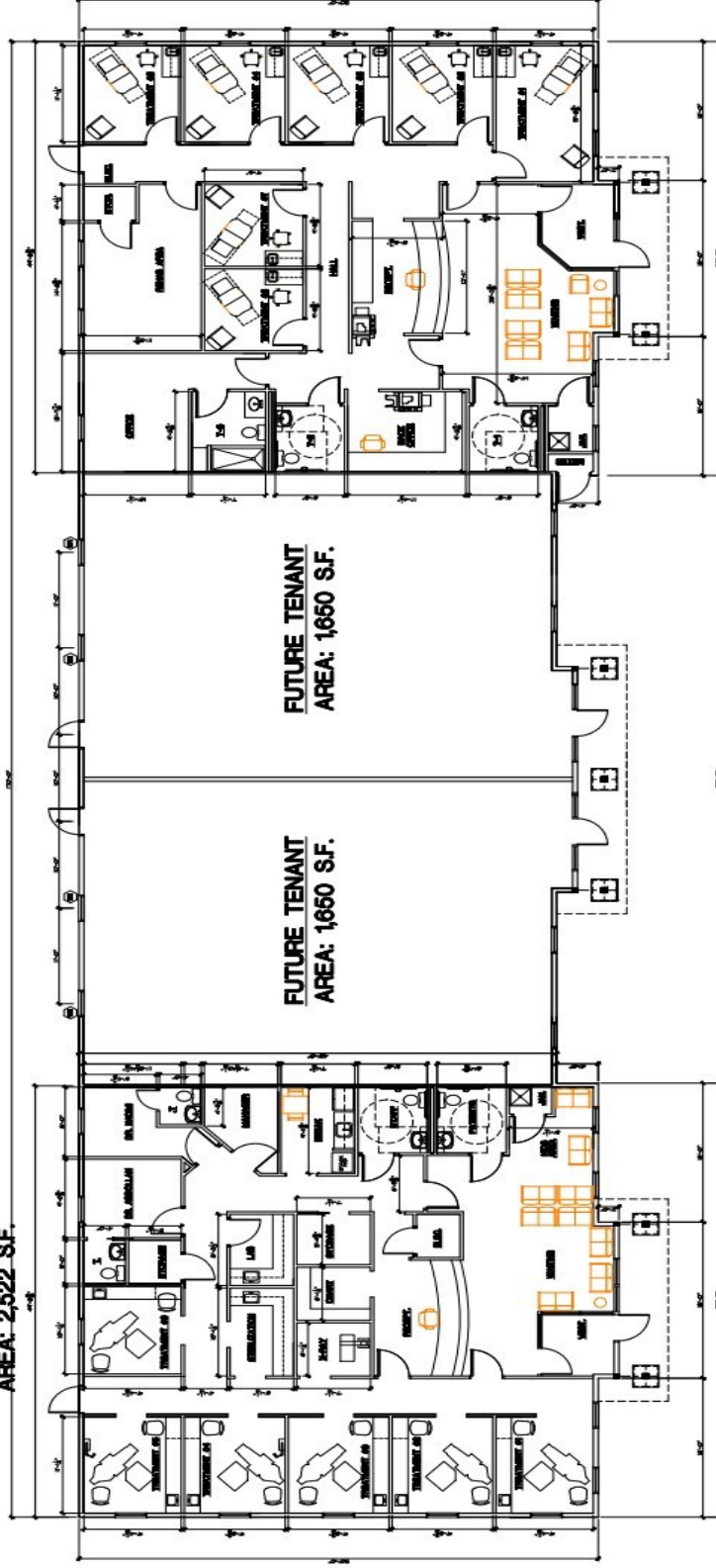
MATTHEWS COMMERCIAL PROPERTIES
 203-753-5800 FAX 203-574-3875

CHIROPRACTOR
AREA: 2,522

DENTIST
AREA: 2,522 S.F.

FUTURE TENANT
AREA: 1,650 S.F.

FUTURE TENANT
AREA: 1,650 S.F.



BUILDING PLAN
3-17-2021