

FOR LEASE

**1655 Straits Turnpike
Middlebury, CT 06762**



- **2,196 S/F +/- Store Front**
- **Located in the busiest location in Middlebury**
- **Great parking**
- **Traffic count of 13,400 vehicles**
- **Easy access to I-84 Exit 17 and Route 8**
- **Located on Route 63**
- **Separate utilities**
- **Join Thomaston Savings Bank, Aviara Salon & Spa, Domenic & Vinnie's Pizza and Cheng Square**
- **Also abutting Middlebury Edge Medical Complex**

Asking \$15.00 PSF plus Nets



MATTHEWS COMMERCIAL PROPERTIES LLC.

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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	1655 Straits Turnpike		
CITY, STATE	Middlebury, CT 06762		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	2,196	Air conditioning	Central
Number of floors	1	Sprinkler / Type	Yes / wet
Retail space	2,196	Type of heat	Gas
Column space	None	OTHER	
Exterior construction	Decorative block	Zoning	Commercial
Ceiling height	10'	Parking	Excellent
Roof	Rubber	TERMS	
UTILITIES		Lease rate	\$15.00 PSF
Sewer	Town	Plus Cams	\$5.36 PSF
Water	Town		
Gas	Eversource		
Electric	Eversource		
Amps	200 amps		
<u>COMMENTS:</u> Great opportunity to be located next to a 100,000 S/F Medical/Office Building			

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