

FOR LEASE

**250 Main Street South
Southbury, CT**



Rentable

Retail Ground Level Unit H

687 SF+/-

Retail Ground Level Unit K

826 SF +/-

Lease rate: \$15.00 PSF plus Nets of \$6.10 PSF

Retail Ground Level Unit E - 1,534 SF+/- \$1,440.72 per month plus Nets

- **Main Street location with great parking**
- **Owner on site**
- **Great mixed use plaza**
- **Other tenants at this plaza include dentist, doctors, massage therapist, counselors, hair salon, nail salon, jewelers, suntan studio**

MATTHEWS COMMERCIAL PROPERTIES LLC.

819 Straits Turnpike Suite 3B, Middlebury, CT 06762

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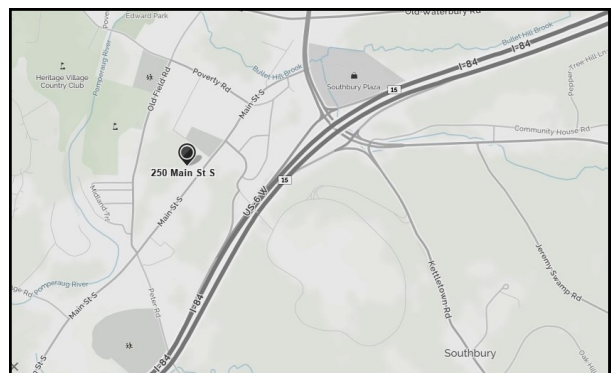
PROPERTY DATA FORM

PROPERTY ADDRESS	250 MAIN STREET SOUTH		
CITY, STATE	SOUTHBURY, CT		
BUILDING INFO			
Total S/F	14,565 S/F	MECHANICAL EQUIP	Central
Available s/f	See below	Air conditioning	Central
Exterior construction	Vinyl	Type of heat	Electric heat pumps
Ceiling height	9'	OTHER	
Roof	Architectural shingle	Parking	In-common
		Interstate / distance to	I-8 / 2 miles
UTILITIES			
Sewer	Septic	TERMS	
Water	Town water	Lease rate 2nd floor	\$13.00PSF + Nets of \$6.10 PSF
Gas		Lease Unit E - 1,534 SF+/-	\$1,440.72 per month plus Nets of \$6.10 PSF
Electric	200 amps per unit		

COMMENTS

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 Retail Ground Level Unit K 826 SF +/-
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