

FOR LEASE

461 North Main St., Southington, CT

MATTHEWS COMMERCIAL PROPERTIES

**Freestanding Retail / Office / Storage Building
Highly Visible and Accessible Location!**



PROPERTY FEATURES:

- 2,160 SF +/- Office / Retail / Storage Space
- 200 SF +/- Front Reception / Retail Area
- 80 SF +/- Private Office
- 1,000 SF +/- Open Space
- Clean 880 SF +/- garage ideal for dry, climate-controlled storage
- Large Parking Lot
- Highly visible signage on North Main St. - Average Daily Traffic = 16,200
- Front main entrance and two side entrances
- Next door to Titanium Theater Event Hall and My Little Rascals Daycare

LEASE RATE:

- \$2,200 Per Month Gross + \$100 Per Month
CAMs + Utilities

Contact:

NOAH MATTHEWS

Office: 203-753-5800

Cell 203-721-3337

matthewsnoah@gmail.com

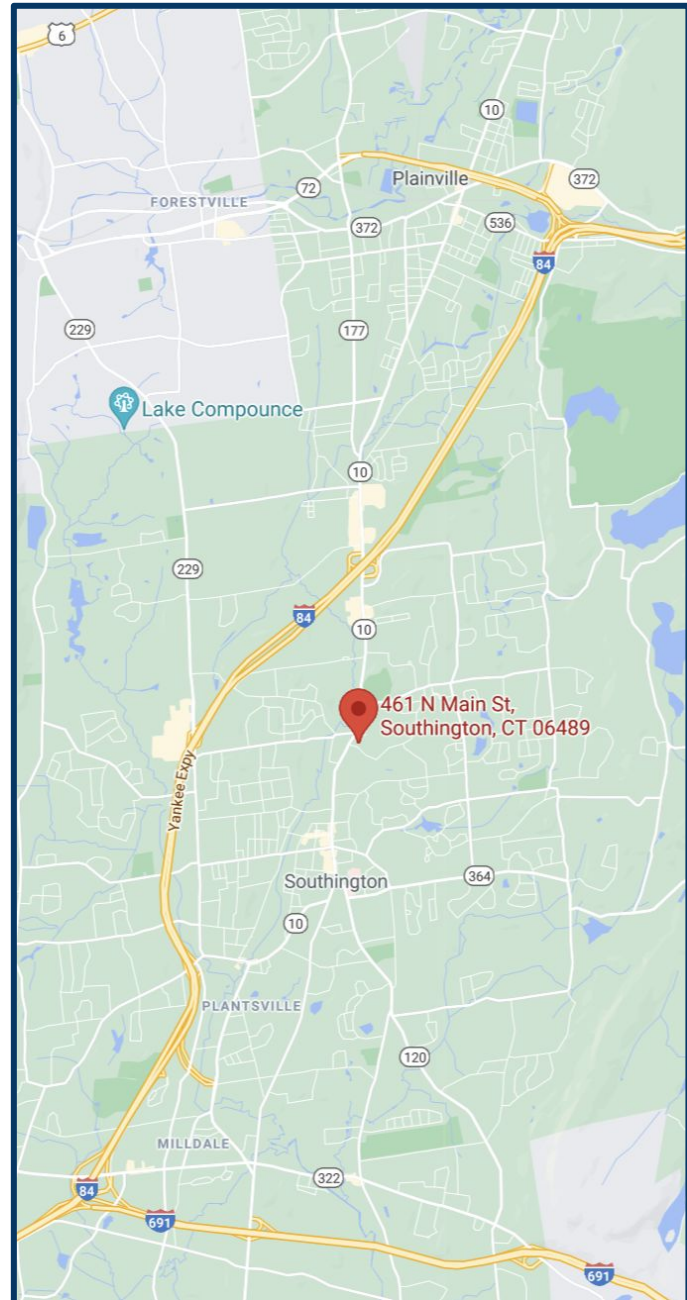
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PROPERTY DETAILS:

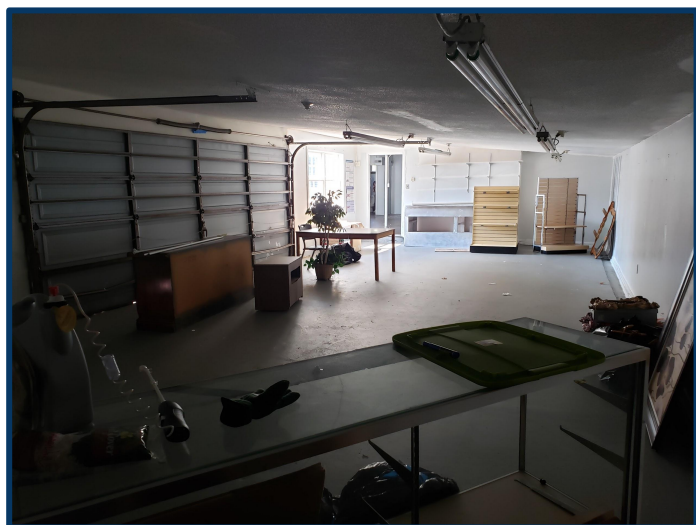
Total Available SF	2,160 SF +/-
Exterior Construction	Fre-fab wood
Interior Construction	Drywall/ Vinyl Flooring
Year Built	1850
Ceiling Height	8'
Heat Source/ Type	Propane- Forced Air
A/C	Central
Sewer	City
Water	City
Electric	Eversource
Zoning	B
Distance to I-84 Distance to I-691	1.6 Miles 4.6 Miles



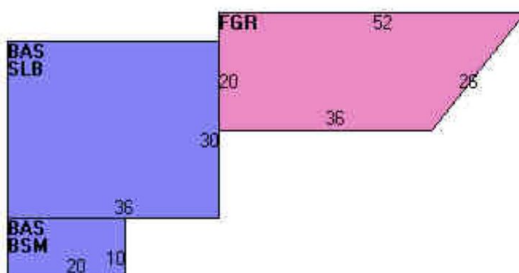
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Building Layout



MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

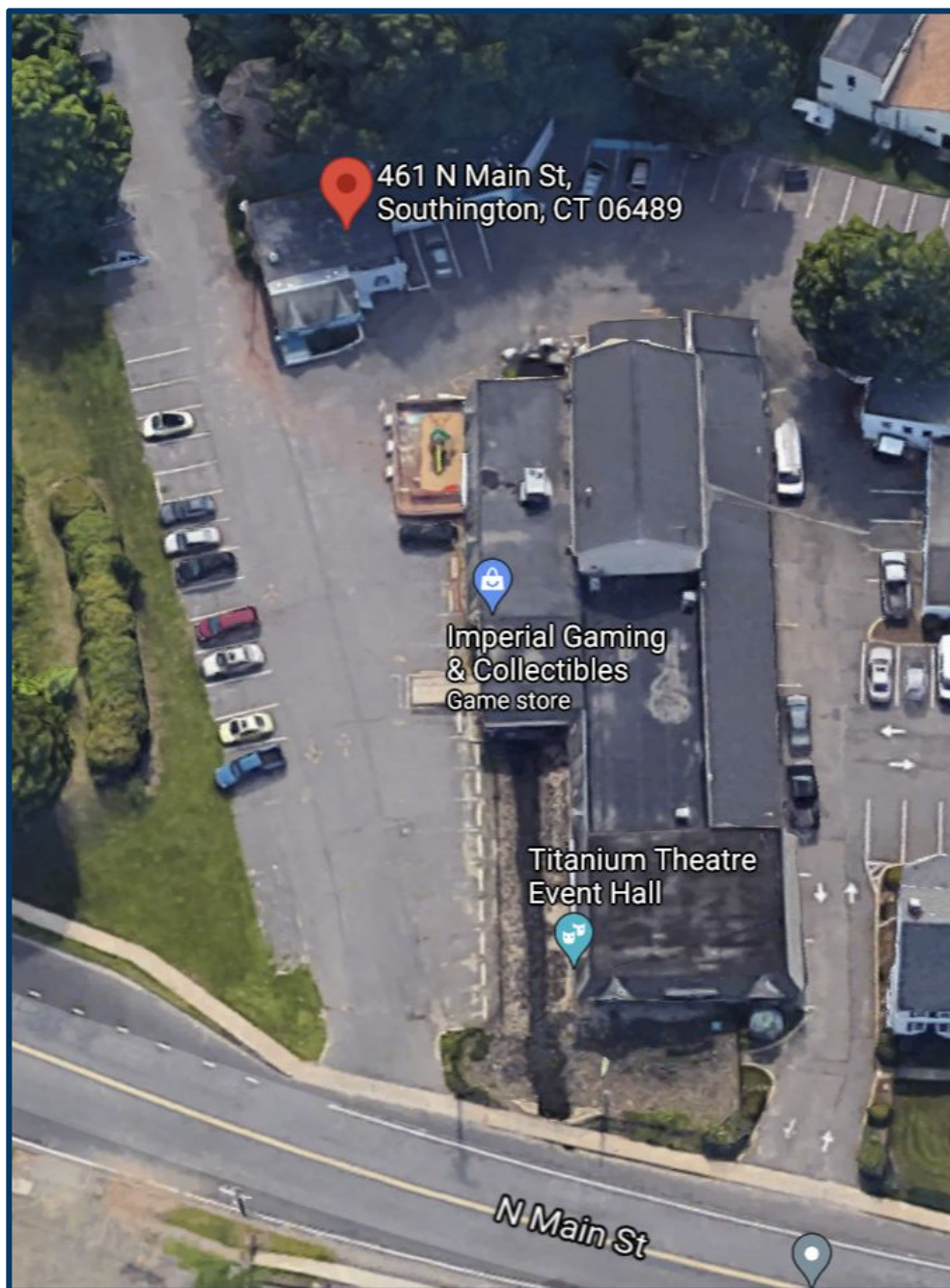
Middlebury, CT 06762

matthewscommercial.com

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