



Ranked in Top 50
Commercial Firms in U.S.



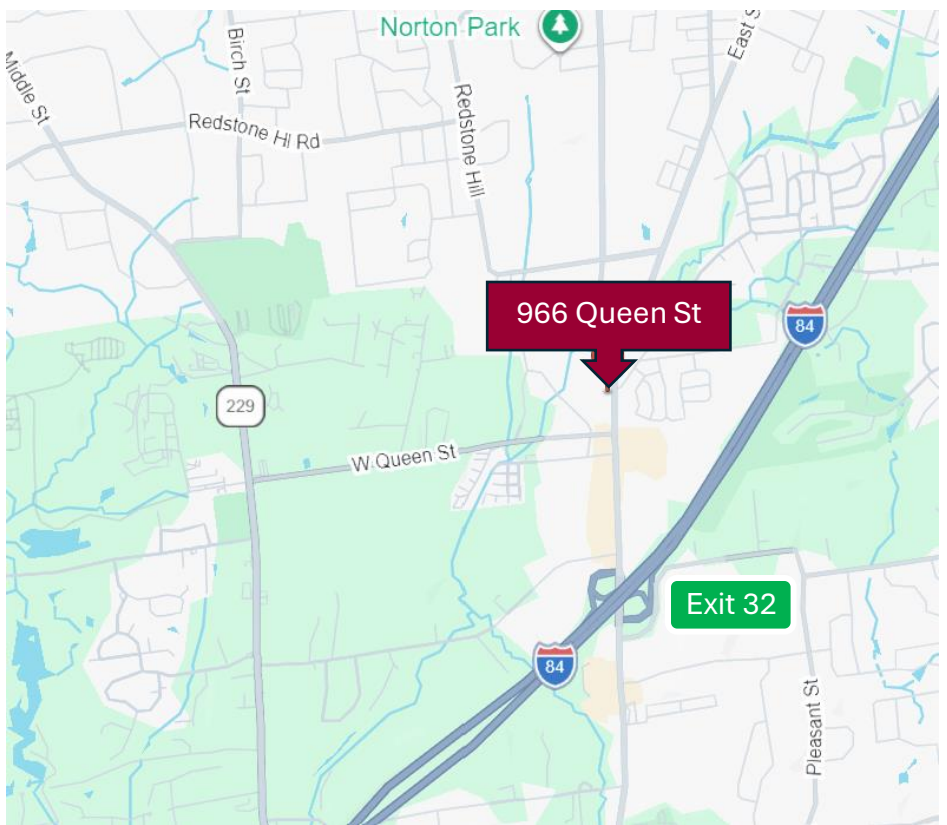
FOR LEASE

PATTEN BROOK PLAZA, 954-966 Queen Street, Southington, CT 06489
UP TO 2,592± SF RETAIL SPACE AVAILABLE (will subdivide to 1,200 SF)

LEASE RATE \$16.00/SF plus gas and electric

HIGHLIGHTS

- 8,200 SF Retail Plaza
- 2 suites available
- 7.4/1000 parking ratio
- On-building and Pylon Signage
- Former Kitchen's Express Space
- Less than 1 mile off I-84, Exit 32
- Traffic Count: 15,600 ADT
- Tenant is responsible for snow removal in front of their space
- Many area amenities



CONTACTS

Robert Gaucher | (860) 761-6006
bgaucher@orlcommercial.com

Jay L. Morris | (860) 721-0033
jmorris@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📞 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📞 (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257



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PATTEN BROOK PLAZA, 954-966 Queen St, Southington, CT

Up to 2,592± SF

BUILDING INFORMATION

GROSS BLD. AREA: 8,200± SF
AVAILABLE AREA: 2,592± SF
WILL SUBDIVIDE: 1,200± SF
COLUMN SPACING: Clear Span
CONSTRUCTION: Brick & Block
ROOF TYPE: TBD
YEAR BUILT: 1954

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
HEAT: Gas, forced hot air
SPRINKLERED: No
ELECTRIC/POWER: Separately Metered

SITE INFORMATION

SITE AREA: 1.07 acres
ZONING: B-Business
PARKING: 61 spaces, 7.4/1000
SIGNAGE: On-building and Pylon
VISIBILITY: Excellent on Rt. 10
HWY ACCESS: 0.8 mile to I-84, Exit 32
TRAFFIC COUNT: 15,600 ADT

UTILITIES

SEWER/WATER: Public
GAS: Yes, Separately Metered

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord

DEMOGRAPHICS

Miles	1	3	5
Population	3,860	43,024	138,875
Households	1,713	18,787	57,743
Income	\$110,443	\$109,933	\$106,786

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