



Exclusive Agent = Associate Broker = PREM:
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All Suites	Property – Existing Property - For Lease = Available Suite	
Category	\$ PSF/YR	\$ PSF/Month
Base Rent Asking Rate	\$ 14.00 psf/yr	\$ 1,796 per month
Real Estate Taxes	\$ 2.77 psf/yr	\$ 756 per month
Other Expense Reimbursements	\$ 3.93 psf/yr	\$ 860 per month
Base Rent Plus Expense Reimbursement	\$ 20.70 psf/yr	\$ 2,657 per month

Business is for sale at \$10,000 optionally at seller's discretion.
 Landlord seeks new lease with deposit of \$10,000+.

Total of Expense Reimbursements
 Escalations - \$0.50 per square foot per year
 Capital Expenditures - None
 Term Minimum – 3 years; 3-10 years available

Occupancy	OFFER TO LEASE/NOT FOR LEASE	
End Cap - Occupied	100%	1,444 square feet – leased long -term- NOT FOR LEASE
Inline Suite-Occupied	100%	1,540 square feet – leased long -term- FOR LEASE
Inline Suite-Occupied	100%	1,540 square feet – leased long -term- NOT FOR LEASE
Inline Suite-Occupied	100%	3,080 square feet – leased long -term- NOT FOR LEASE
Inline Suite-Occupied	100%	1,540 square feet – leased long -term - NOT FOR LEASE
Inline Suite-Occupied	100%	3,150 square feet – leased long -term - NOT FOR LEASE
End Cap -Occupied	100%	1,540 square feet – leased long -term - NOT FOR LEASE
Existing Building – Total:		13,884 square feet

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1173 QUEEN STREET, SOUTHINGTON, CT – SUBJECT PROPERTY – SHINY LASH – FAÇADE – AVAILABLE

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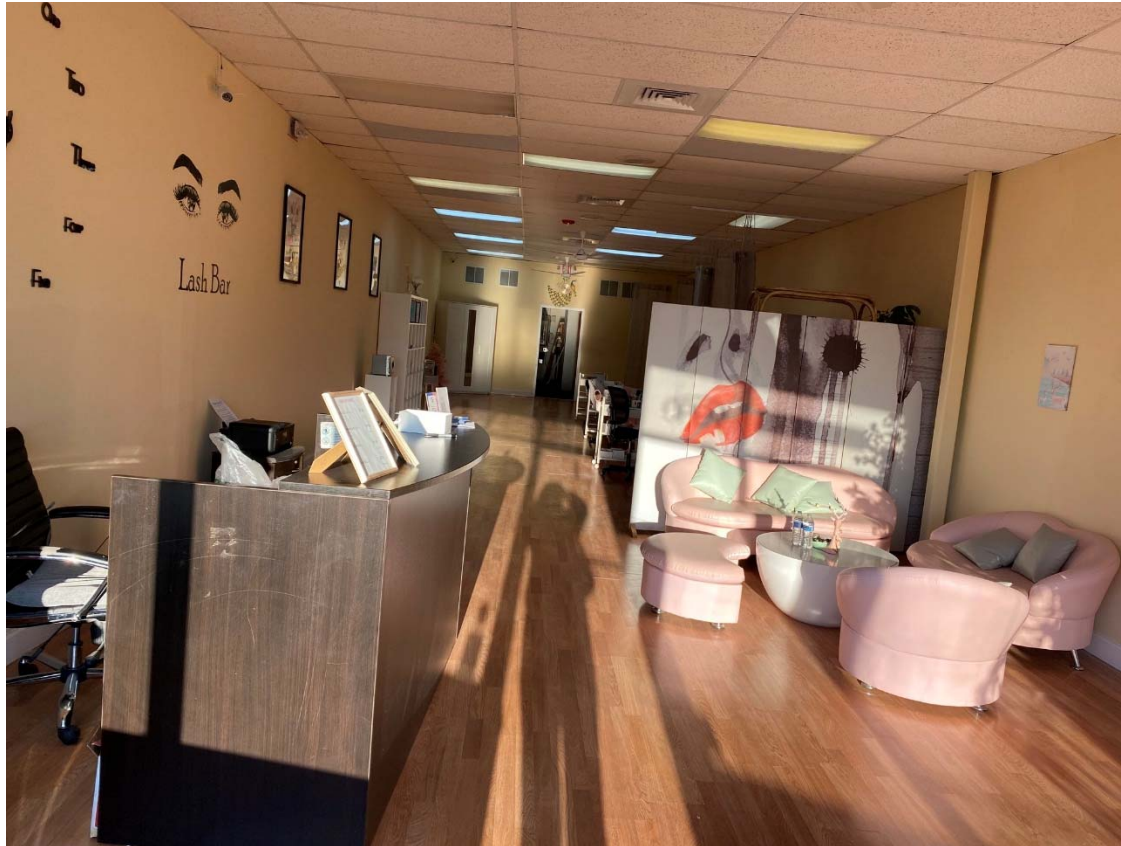
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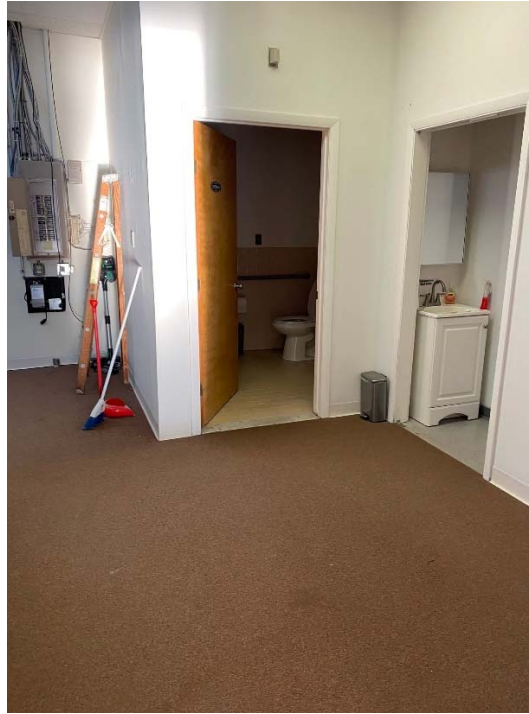


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1173 QUEEN STREET, SOUTHINGTON, CT – SUBJECT PROPERTY – Shiny Lash

TRAFFIC VOLUME – 11,100 vehicles per day



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Your time is appreciated...

Kenneth R. Labbe
Business Development Manager (BDM)/Owner's Rep



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