

# FOR LEASE

524 Wolcott Rd., Wolcott, CT

MATTHEWS COMMERCIAL PROPERTIES



## ±1,800 SF Retail Space

**\$12 PSF (Gross) + Utilities – \$1,800 Per Month**

- Well maintained neighborhood retail plaza
- Open layout suitable for service retail, professional office, or specialty retail users
- Former salon – Existing plumbing with capped floor drains throughout; drains may be uncapped and tied into available plumbing for tenant use (subject to approvals)
- Gas heat
- Convenient Wolcott Rd. location
- Excellent signage
- Separately metered utilities – Tenant pays heat, electricity, water & sewer
- Competitive lease rate

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## BUILDING

- Total SF:  $\pm 7,200$  SF
- Total Available SF:  $\pm 1,800$  SF
- Exterior Construction: Concrete / Stucco
- Interior Construction: Tile / Drywall
- Ceiling Height: 12'
- Roof: Flat / Metal
- Year Built: 2007

## PROPERTY

- Lot Size: 2.23 acres
- Proximity to Major Highways: Approximately 4.3 miles to I-84, and 5 miles to RT-8
- Parking: Public Parking Lot
- Zone: GC

## MECHANICALS & UTILITIES

- Heat Source / Type: Gas — Forced Air
- Air Conditioning: Central
- Electric: Eversource
- Power Supply: 100 Amps
- Sewer & Water: City

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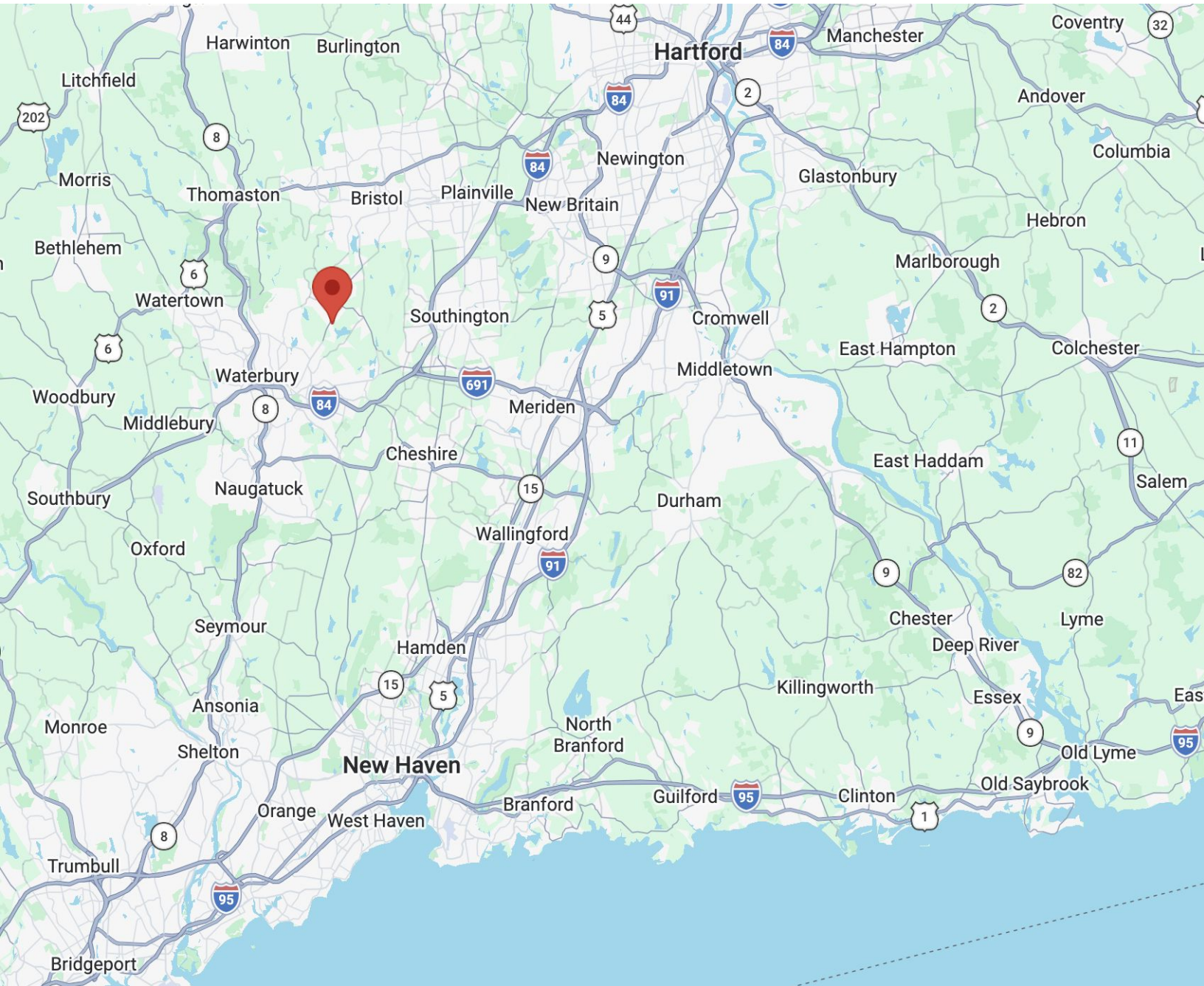
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