



Ranked in Top 50  
Commercial Firms in U.S.



# FOR LEASE

Post Office Square, Clinton, CT  
1,695± RSF RETAIL / OFFICE SPACE FOR LEASE

**LEASE RATE: \$17.00/SF NNN**

## HIGHLIGHTS

- 1,695± RSF Retail / Office Space for Lease
  - Lower Level
- Rear Parking Lot & Street Parking
- Downtown Clinton Location
- Great Visibility & Foot Traffic

## CONTACT

**Frank Hird,**  **SIOR**  
 203-643-1033 (Office), 203-494-6302 (Cell)  
[fhird@orlcommercial.com](mailto:fhird@orlcommercial.com)

**Will Braun,**  **SIOR**   
 Cell: 203-804-6001  
[wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)



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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: J. Richard Lee | (203) 643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) | License: REB.0758300

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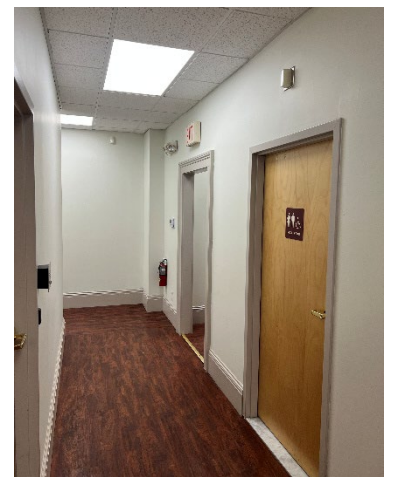


# FOR LEASE

**LEASE RATE: \$17.00/SF NNN**

**1,695± RSF LOWER-LEVEL RETAIL / OFFICE SPACE**

**Post Office Square, Clinton, CT 06413**



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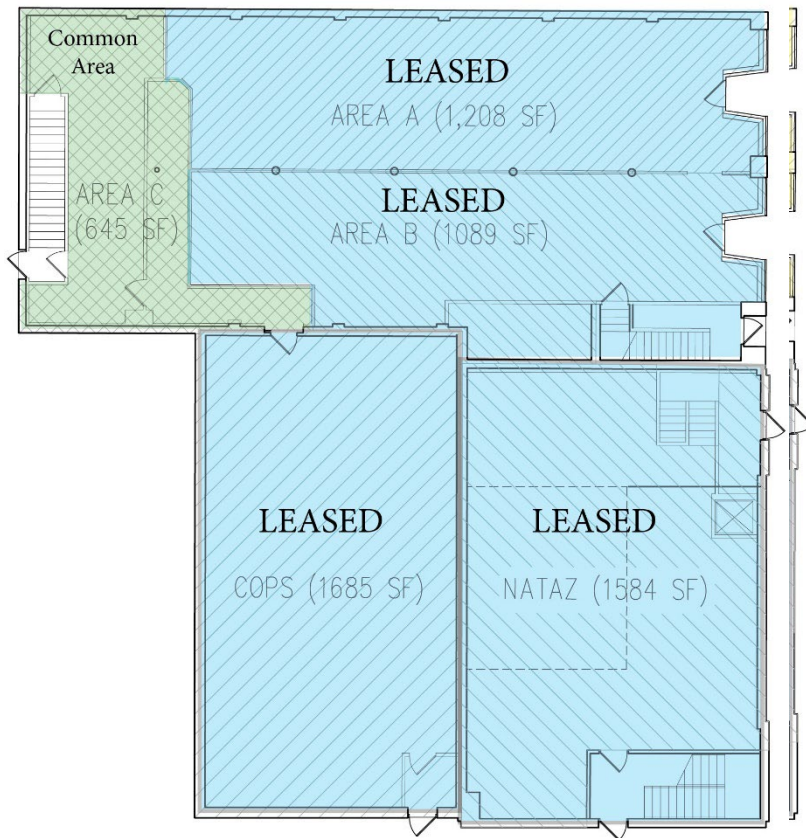
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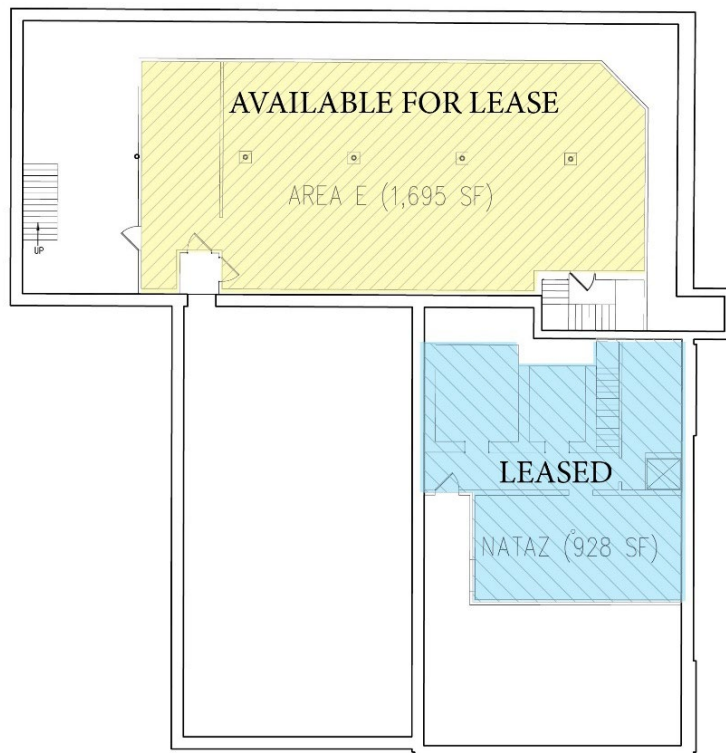
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**FOR LEASE** 



FIRST FLOOR PLAN



LOWER-LEVEL FLOOR PLAN

- 1,695± RSF AVAILABLE



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### BUILDING INFORMATION

**GROSS BLDG AREA:** 12,399± SF

**AVAILABLE:** 1,695± RSF in Lower Level

**# OF FLOORS:** 2 Stories

**CONSTRUCTION:** Brick, Masonry

**ROOF TYPE:** PVC & EPDM2017

**YEAR BUILT/RENOVATED:** 1923 / 2018

### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air

**HEAT:** Gas, Forced Air Individually Metered

**ELECTRIC:** 800amps, Individually Metered

### SITE INFORMATION

**SITE AREA:** 0.20 Acre & 0.26 Acre

**ZONING:** B-3

**PARKING:** Rear Lot & Street Parking

**VISIBILITY:** Excellent on Route 1

**HWY ACCESS:** I-95

**TRAFFIC COUNT:** 12,678±

**CLINTON TRAIN STATION:** Direct Pedestrian Access

### UTILITIES

**WATER:** Public Connected

**SEWER:** Septic

**GAS:** Yes

### TAXES

**ASSESSMENT:** \$985,080

**MILL RATE:** 31.14

**TAXES:** \$30,675.40 (July 2025 / Jan 2026)

### EXPENSES

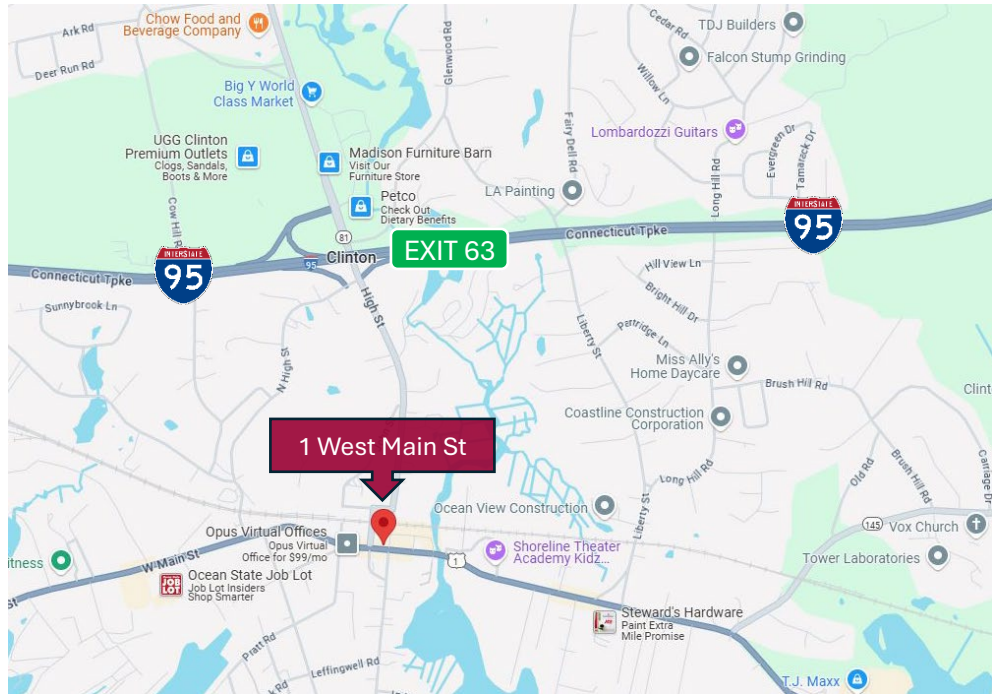
**RE TAXES:**  Tenant  Landlord

**UTILITIES:**  Tenant  Landlord

**INSURANCE:**  Tenant  Landlord

**MAINTENANCE:**  Tenant  Landlord

**JANITORIAL:**  Tenant  Landlord



**Retail / Office Space for Lease Located at Post Office Square**



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