



## 430 Chapel Hill Rd

430 Chapel Hill Rd, Oakdale, CT 06370

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

NEW ENGLAND  
PROPERTIES



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# 430 Chapel Hill Rd

\$15.00 /SF/YR

Patriot Holdings is pleased to offer prime retail, office, and flex space for lease at Oakdale Plaza, 430 Chapel Hill Road in Oakdale, Connecticut.

Built in 2016, Oakdale Plaza offers approximately 19,500 SF of exceptionally maintained commercial space in a single-level, freestanding building. Suites are available from 1,500 SF up to the full 19,500 SF — perfect for growing businesses, professional services, medical offices, or retail operations.

Capitalize on excellent road exposure with building signage opportunities, two points of entry via Chesterfield Road and Old Colchester Road, and abundant surface parking. Covered walkways and private suite entrances create a professional, welcoming environment.

Oakdale Plaza is surrounded by approximately 45,450 residents within a 15-minute drive, with an average household income exceeding \$114,500. Located near the villages of Chesterfield, Mohegan, and Uncasville in the Town of Montville — part of Southeastern...



Rental Rate:	\$15.00 /SF/YR
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Property Type:	Retail
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Property Subtype:	Freestanding
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Gross Leasable Area:	19,500 SF
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Year Built:	2016
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Walk Score ®:	10 (Not friendly)
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Rental Rate Mo:	\$1.25 /SF/MO
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## 1st Floor

1

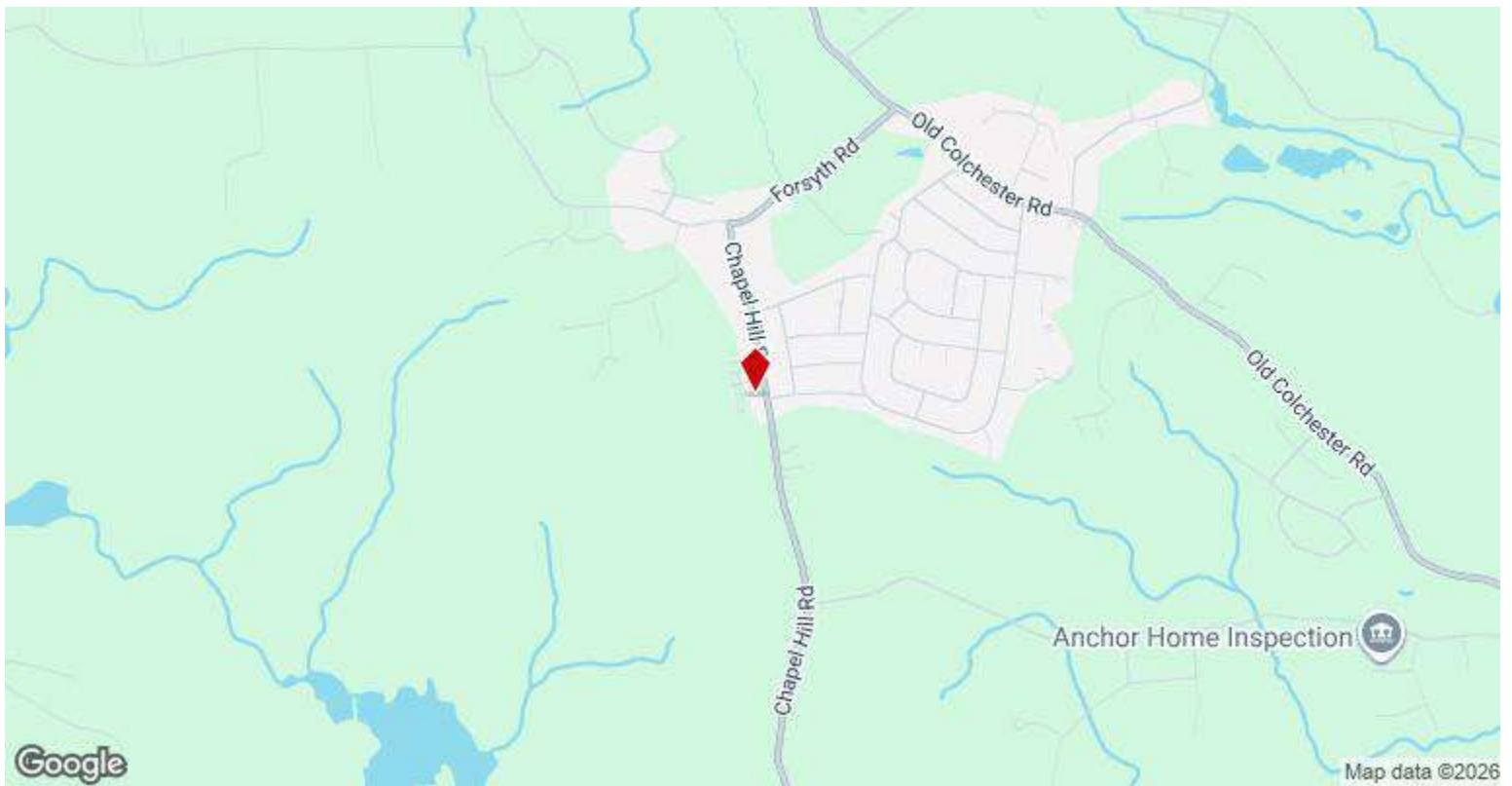
Space Available	19,500 SF
Rental Rate	\$15.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
K-9 Corner	-	



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### Property Features:

- 19,500 SF freestanding commercial center
- Suites from 1,500 SF (fits 4–156 people)
- Full build-out condition
- Private suite entrances
- Covered walkways
- Abundant surface parking (2.56/1,000 SF)
- Building signage opportunities
- Two points of ingress/egress
- Wheelchair accessible
- Built 2016

Ideal For: Professional offices & services, medical/dental practices, retail & boutique shops, insurance & financial services, salons & personal care, flex/service businesses.

Located beside Oakdale Auto and Tire and within view of the Oakdale Fire Department — a well-established

# Property Photos



# Property Photos



# Property Photos



008--FULL



009--FULL

# Property Photos



010-FULL



011-FULL

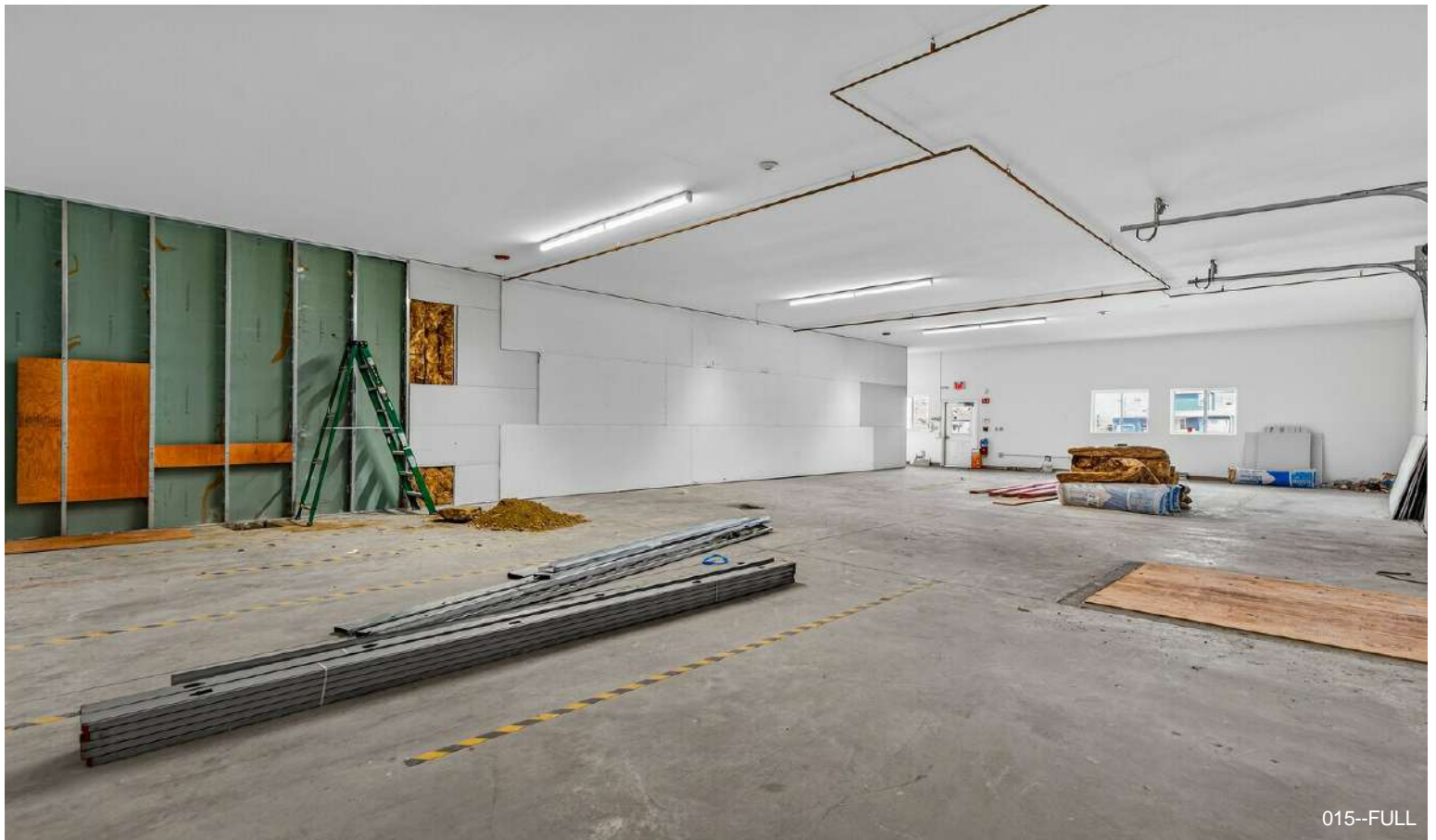
# Property Photos



# Property Photos



014-FULL



015-FULL

# Property Photos



016--FULL



017--FULL

# Property Photos



018--FULL

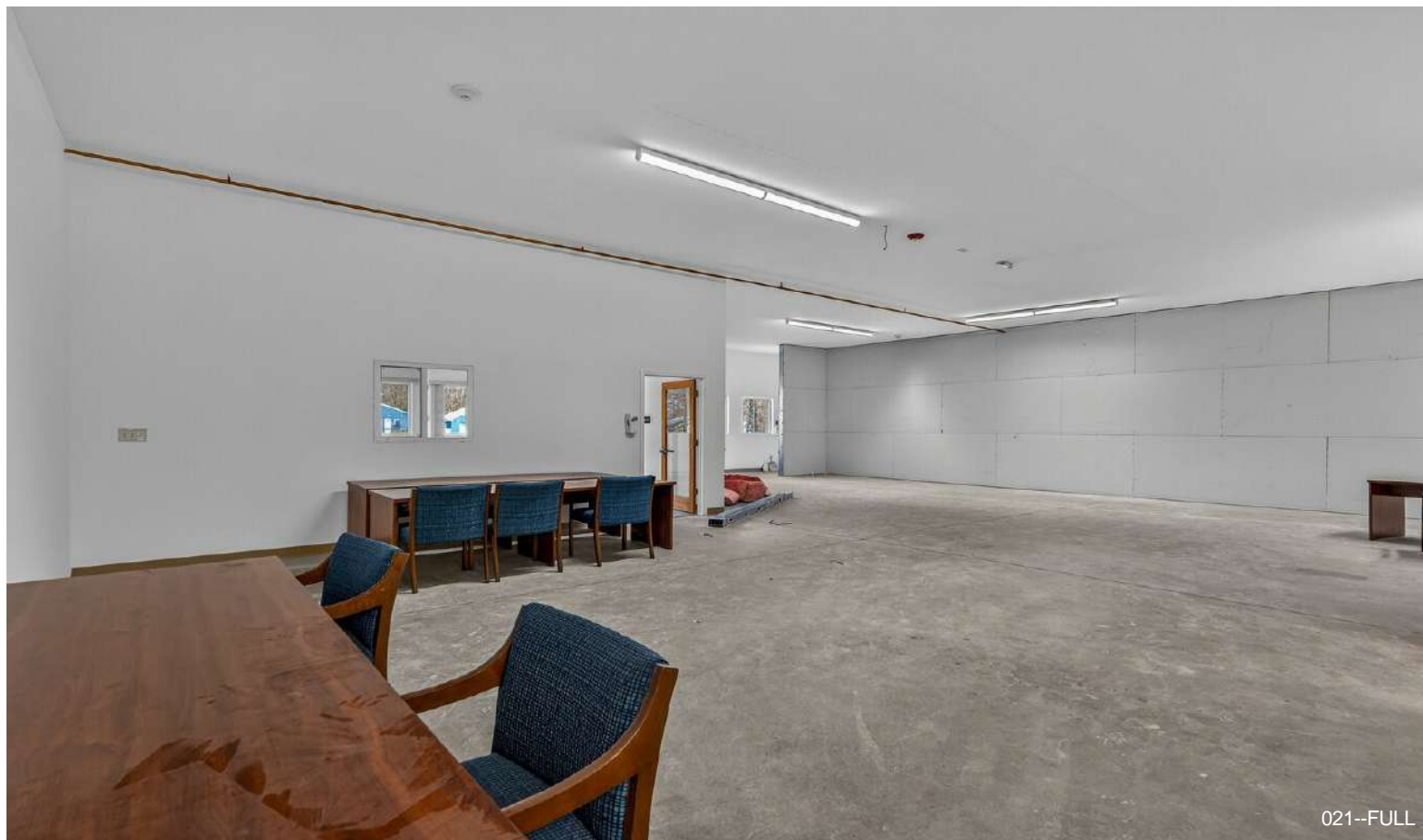


019--FULL

# Property Photos



020--FULL



021--FULL

# Property Photos



# Property Photos



024--FULL



025--FULL

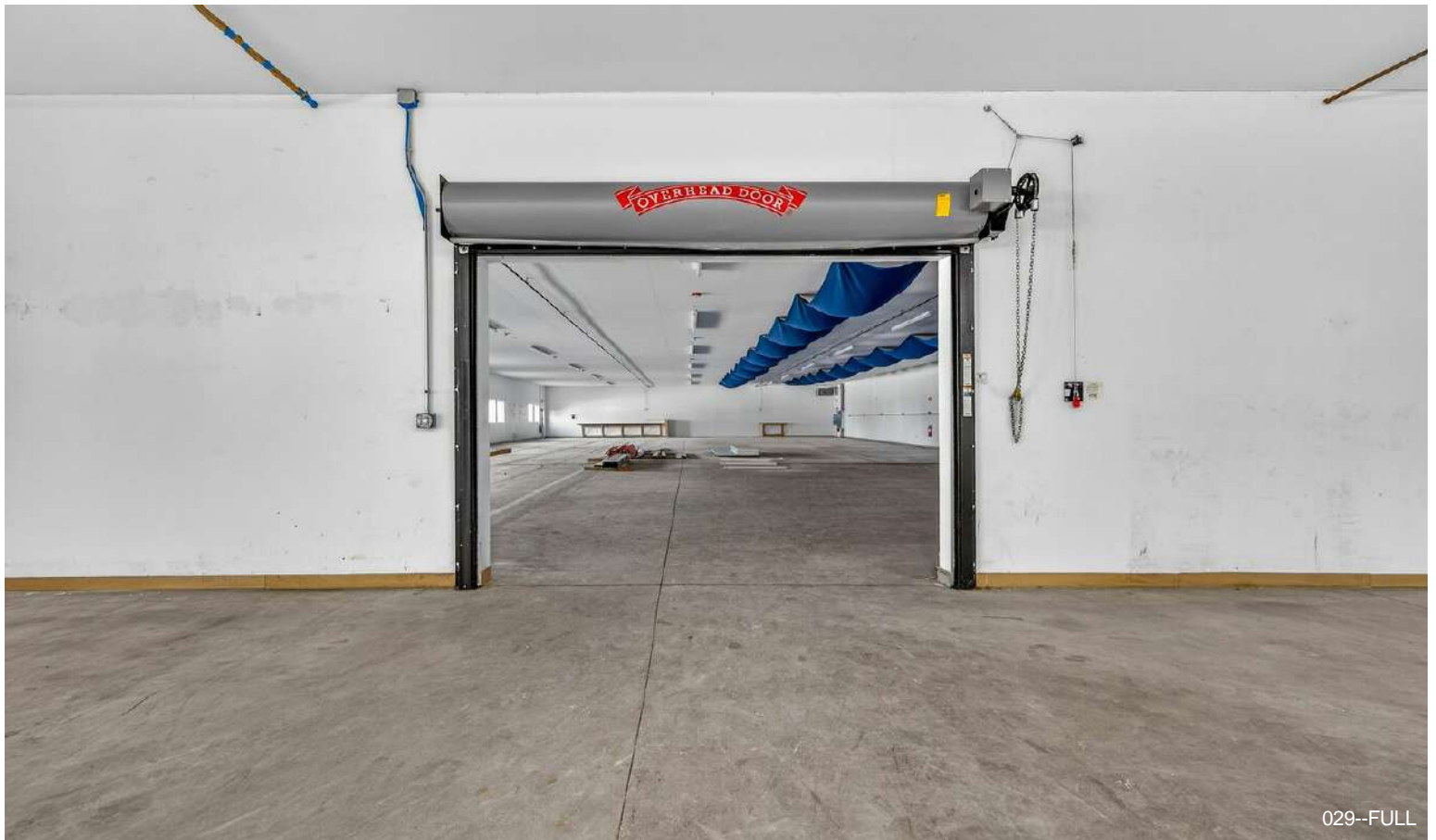
# Property Photos



# Property Photos



028--FULL

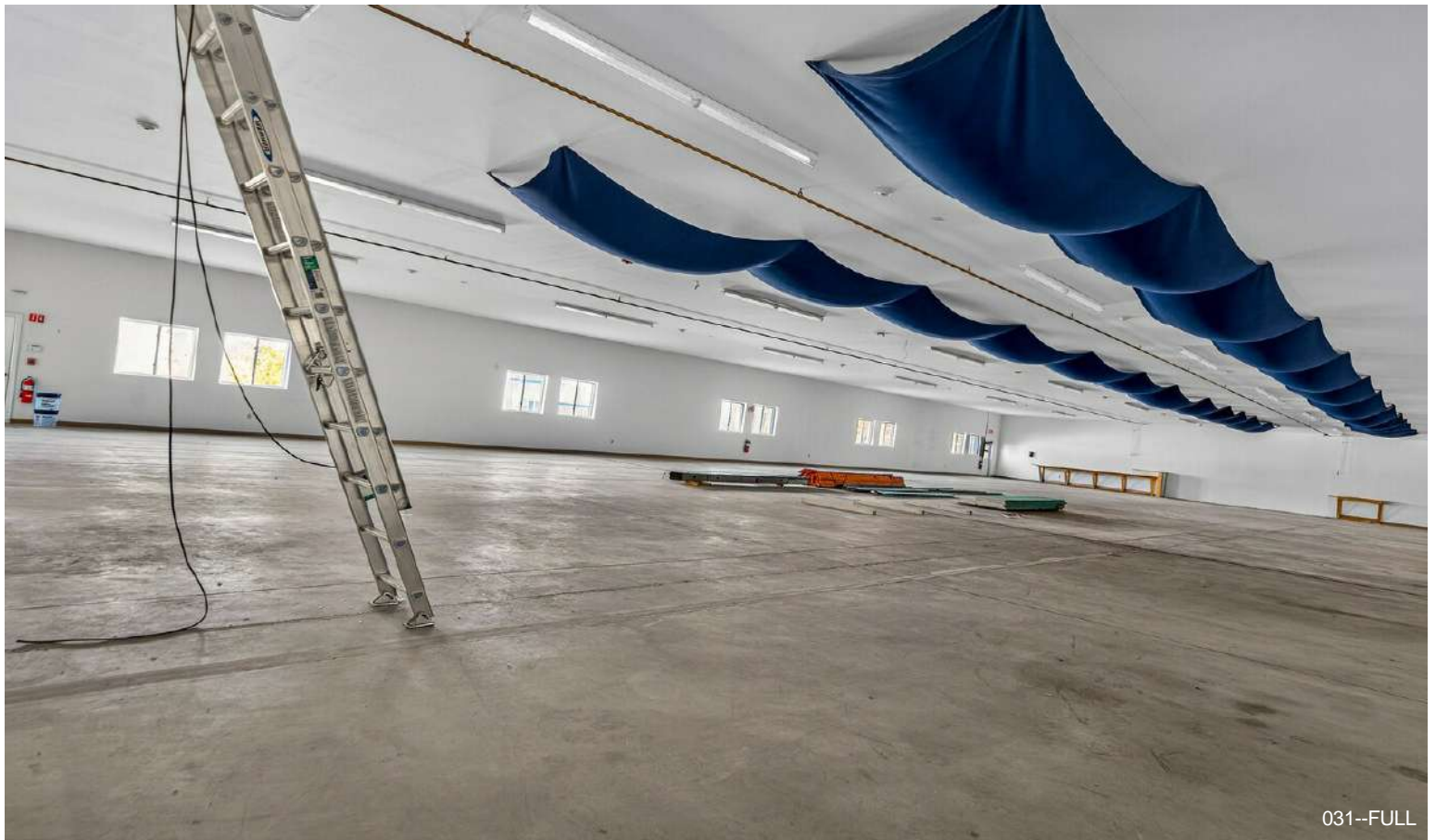


029--FULL

# Property Photos



030--FULL



031--FULL

# Property Photos



032--FULL



033--FULL

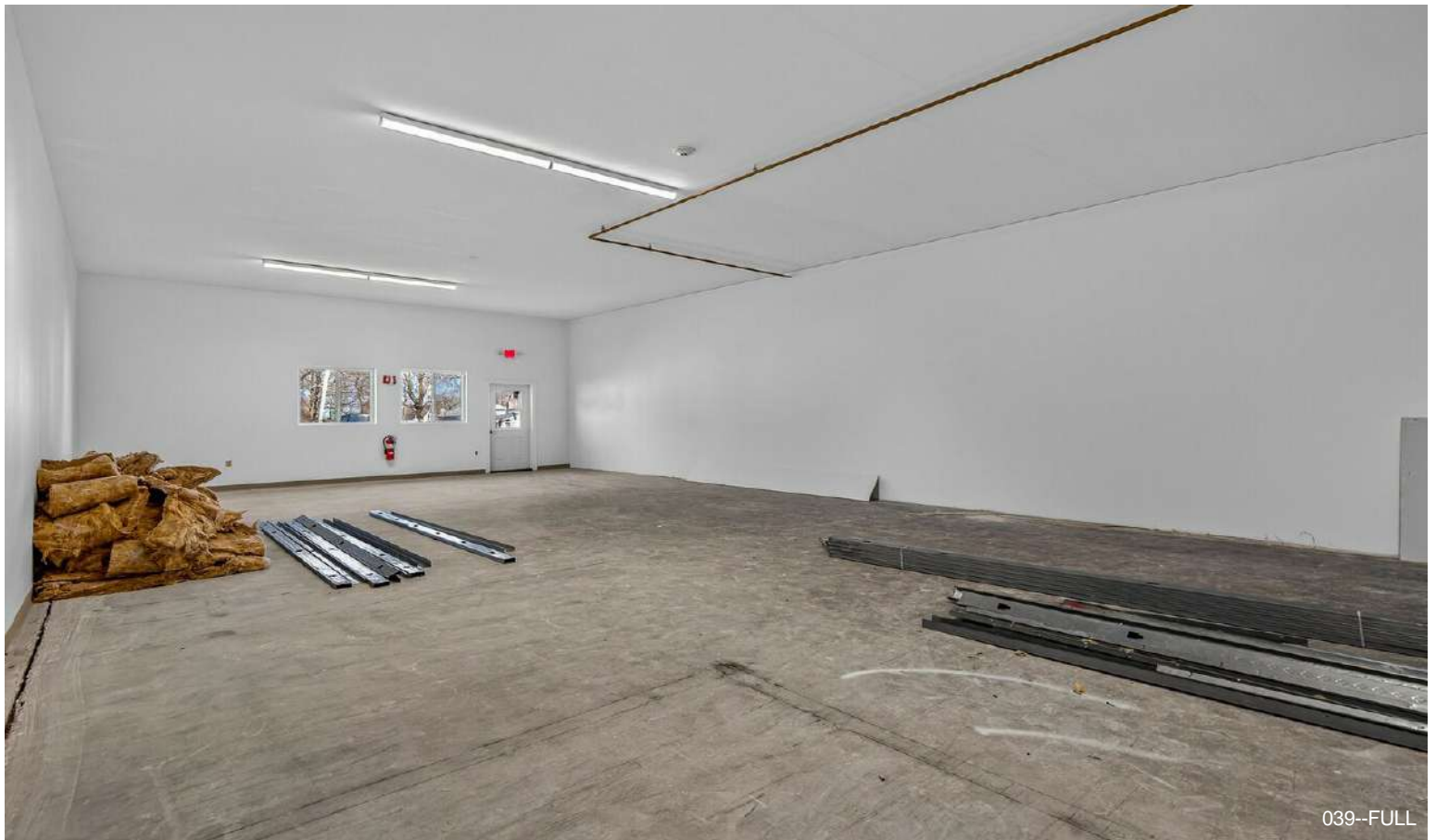
# Property Photos



# Property Photos



# Property Photos



# Property Photos



040--FULL