



OFFERING MEMORANDUM

OFFICE/FLEX SPACE FOR LEASE

430 Chapel Hill Road, Oakdale, CT 06370



PRESENTED BY
Mark Riesbeck
REALTOR
860-874-6629

markriesbeck@bhhsne.com

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CONFIDENTIALITY & DISCLAIMER

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.

PROPERTY OVERVIEW



430 Chapel Hill Road, Oakdale, CT 06370

Offered at \$15.00/SF/YR

Oakdale Plaza at 430 Chapel Hill Road offers a premier leasing opportunity for retail, office, and flex users in Oakdale, CT. Built in 2016, this well-maintained, single-story freestanding property features approximately 19,500 SF of flexible commercial space, with suites ranging from 1,500 SF to full-building availability. The property provides turnkey, fully built-out suites with private entrances and covered walkways, creating a professional and accessible environment for a wide range of users. Tenants benefit from strong visibility, building signage opportunities, dual access points via Chesterfield Road and Old Colchester Road, and ample surface parking. Positioned within a 15-minute population of approximately 45,450 residents and average household incomes exceeding \$114,500, Oakdale Plaza is ideally located near Chesterfield, Mohegan, and Uncasville—offering excellent access within Southeastern Connecticut's growing commercial corridor.

PROPERTY HIGHLIGHTS

- 19,500 SF freestanding commercial center
- Suites available from 1,500 SF to full-building occupancy
- Built in 2016 | Modern, well-maintained construction
- Turnkey, fully built-out spaces
- Private suite entrances for each tenant
- Covered walkways for enhanced accessibility
- Prominent building signage opportunities
- Dual ingress/egress (Chesterfield Rd & Old Colchester Rd)
- Abundant surface parking ($\pm 2.56/1,000$ SF)
- Strong local demographics (45K+ population within 15 minutes)
- Average household income exceeding \$114K
- Wheelchair accessible
- Ideal for office, medical, retail, and service users



AVAILABLE UNITS BY PHASE

Phase 1 – Available May 8, 2026

Unit	Internal ID	SF	Key Features	Parking
Unit 1	D1-A	1,500	12' roll-up door • 14' clear height • Private bath • 10'x10' office	2.5/1,000 SF
Unit 2	D1-B	2,900	12' roll-up door • 14' clear height • Private bath • 10'x10' office	—
Unit 7	D4-A	2,100	12' roll-up door • 14' clear height • Private bath • 10'x10' office	—

Phase 2 – Available June 10, 2026

Unit	SF	Key Features	Parking
Unit 8	2,200	12' roll-up door • 14' clear height • Private bath • 10'x10' office	—
Unit 9	1,400	12' roll-up door • 14' clear height • Private bath • 10'x10' office	—
Unit 10	1,500	12' roll-up door • 14' clear height • Private bath • 10'x10' office	—



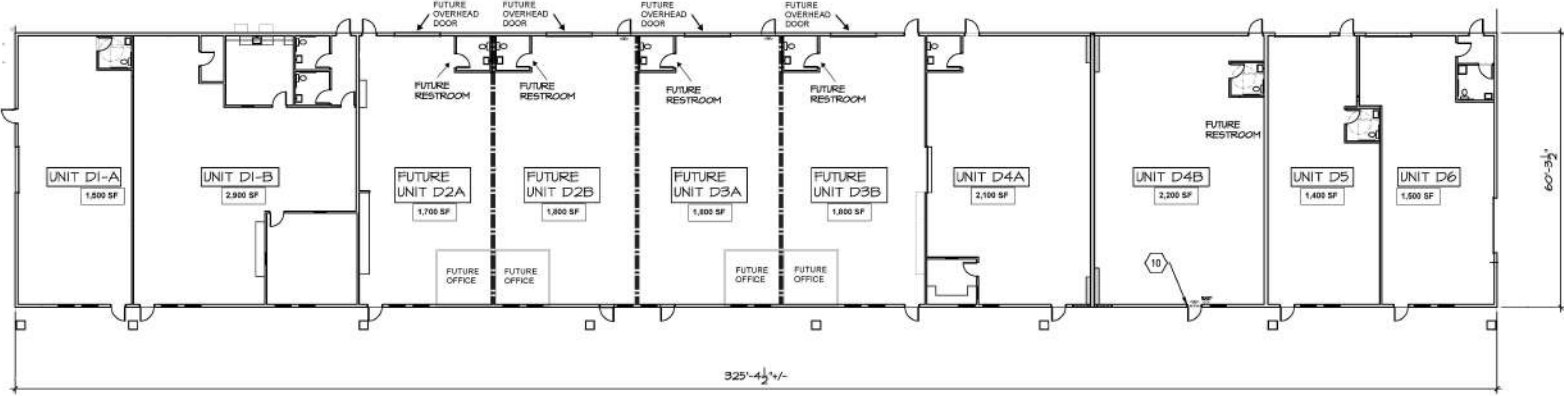
AVAILABLE UNITS BY PHASE *(continued)*

Phase 3 – Available Q3 2026

Unit	SF	Key Features	Parking
Unit 3	1,700	12' roll-up door • 14' clear height • Private bath • 10'x10' office	—
Unit 4	1,800	12' roll-up door • 14' clear height • Private bath • 10'x10' office	—
Unit 5	1,800	12' roll-up door • 14' clear height • Private bath • 10'x10' office	—
Unit 6	1,800	12' roll-up door • 14' clear height • Private bath • 10'x10' office	—



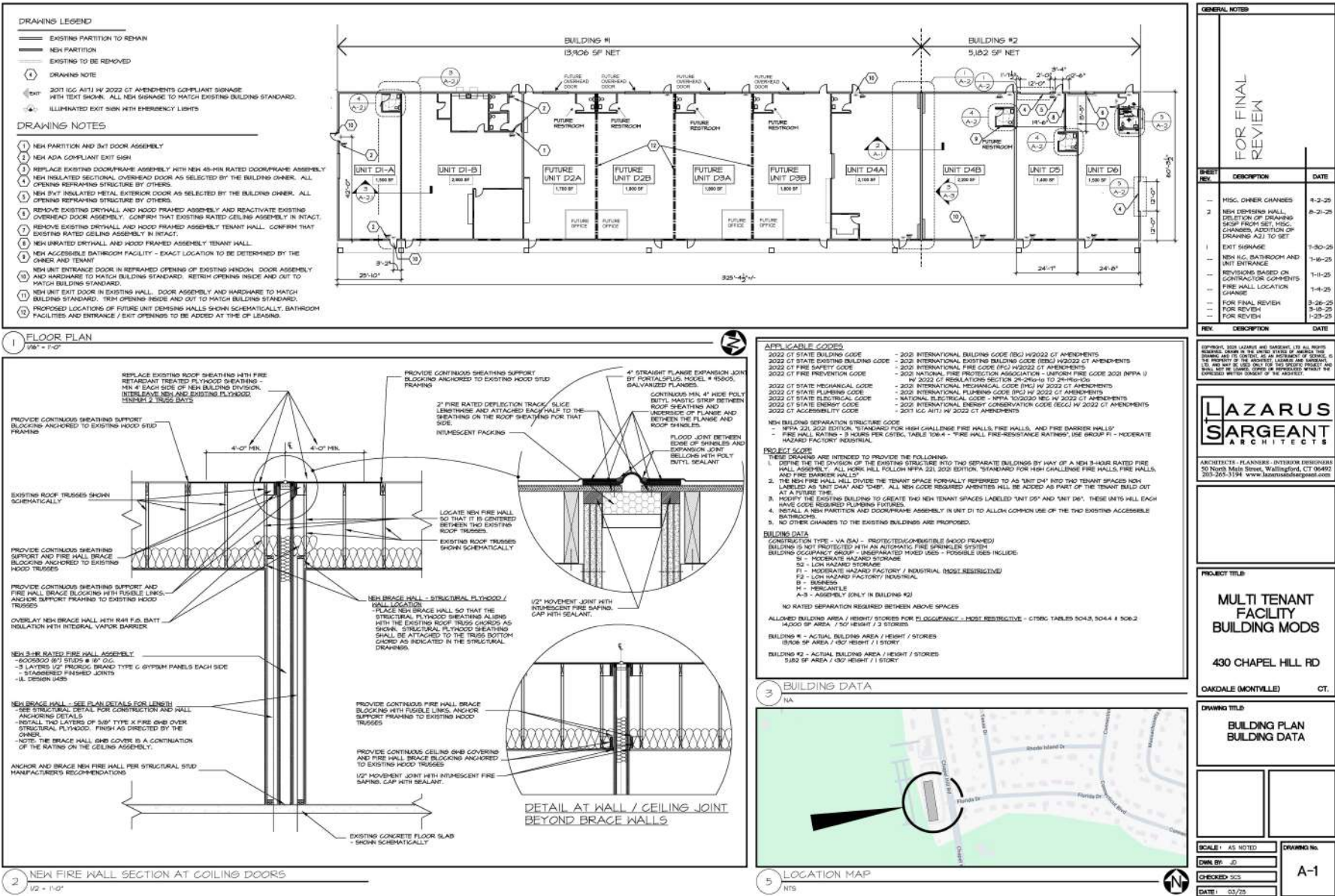
FLOOR PLANS



GENERAL NOTES		
FOR FINAL REVIEW		
SHEET NO.	DESCRIPTION	DATE
1	MEG. OWNER CHANGES	8-2-25
2	NEW DEMISING WALL, DELETION OF DRAWING GROUP FROM SET, MISC. CHANGES, ADDITION OF DRAWING A-1 TO SET	8-21-25
1	EXIT SIGNAGE	1-30-25
1	NEW H.C. BATHROOM AND UNIT ENTRANCE	1-16-25
1	REVISIONS BASED ON CONTRACTOR COMMENTS	1-11-25
1	FIRE WALL LOCATION CHANGE	1-4-25
1	FOR FINAL REVIEW	3-26-25
1	FOR REVIEW	5-29-25
1	FOR REVIEW	1-23-25
REV.	DESCRIPTION	DATE
CONTRACTOR: (SEE LAYOUT AND LAYOUT, 1:10 SCALE, REVISIONS, WORK IN THE LATEST STATUS OF DESIGN, THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF LAZARUS SARGENT ARCHITECTS. NO PART OF THIS DRAWING OR ITS CONTENTS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTS.		
LAZARUS SARGENT ARCHITECTS		
ARCHITECTS - PLANNERS - INTERIOR DESIGNERS 50 North Main Street, Wallingford, CT 06492 203-265-1194 www.lazarus-sargent.com		
PROJECT TITLE:		
MULTI TENANT FACILITY BUILDING MODS		
430 CHAPEL HILL RD		
OAKDALE (MONTVILLE) CT.		
DRAWING TITLE:		
BUILDING PLAN BUILDING DATA		
SCALE: AS NOTED		DRAWING No.
DWG. BY: JS		A-1
CHECKED: JS		
DATE: 03/25		



FLOOR PLANS

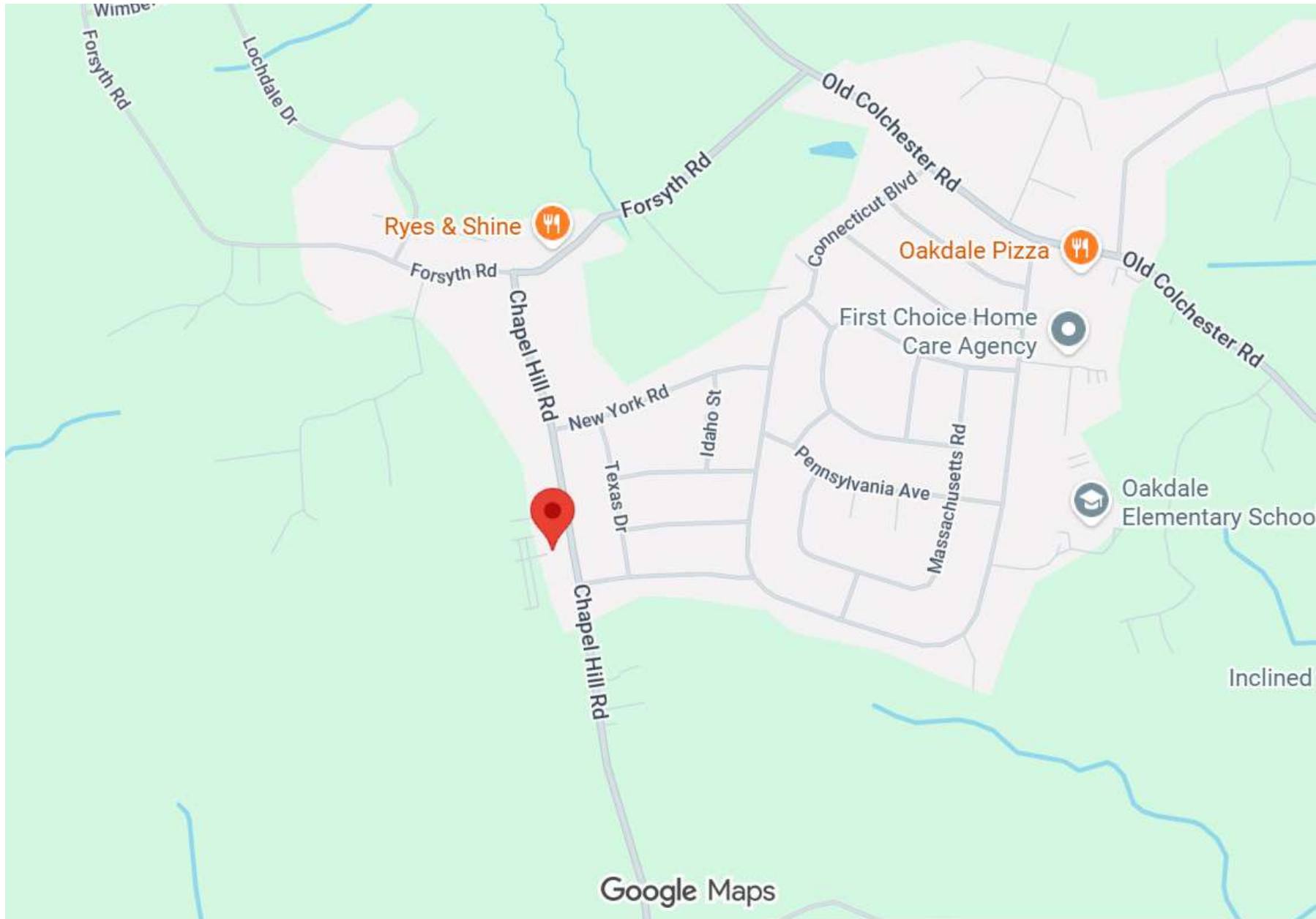


DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	2,093	7,850	18,767
Median Age	40.3	43.0	44.1
Median Household Income	\$100,504	\$102,815	\$101,830
Average Household Income	\$124,402	\$119,338	\$122,889



LOCATION MAP

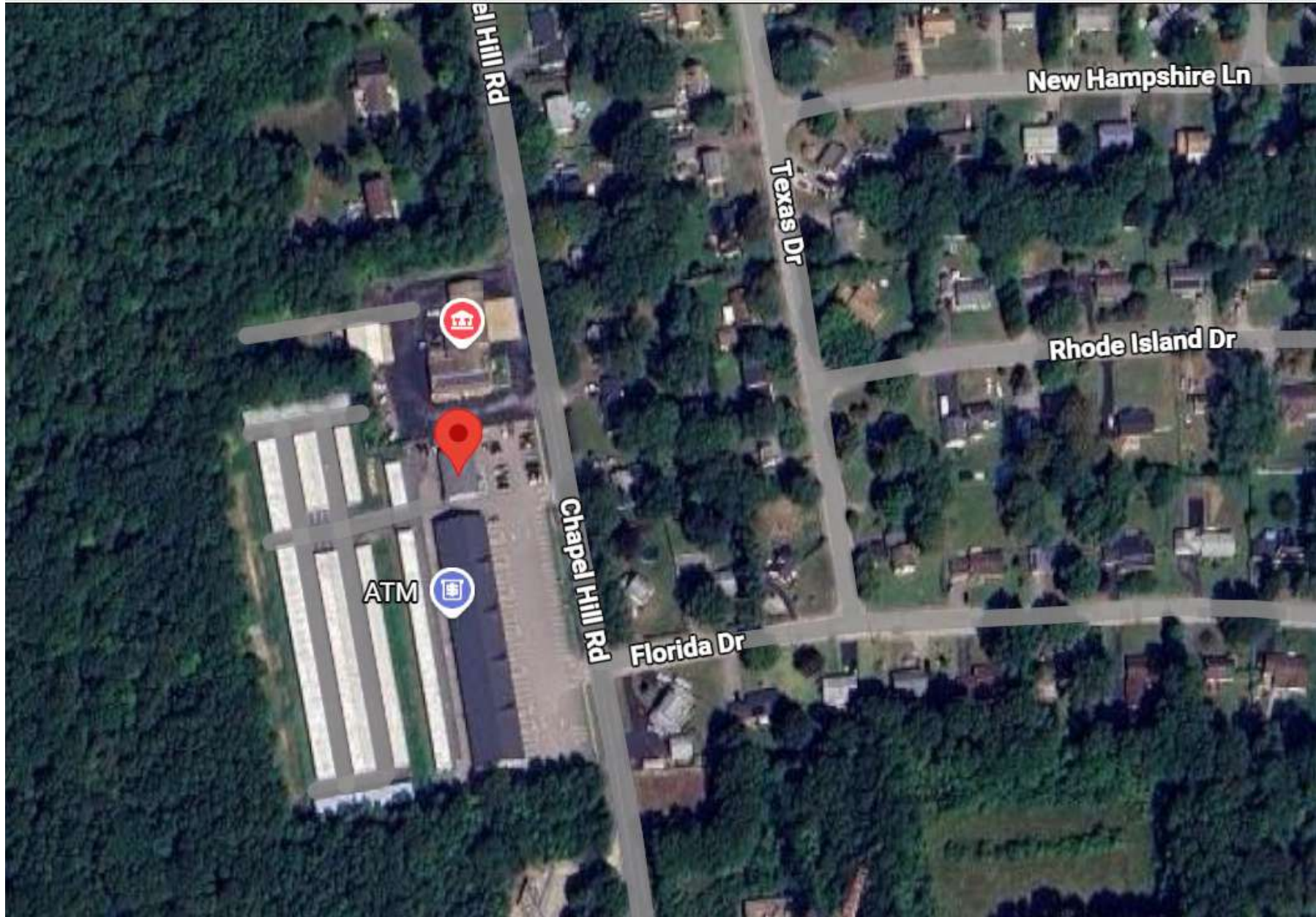


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AERIAL MAP

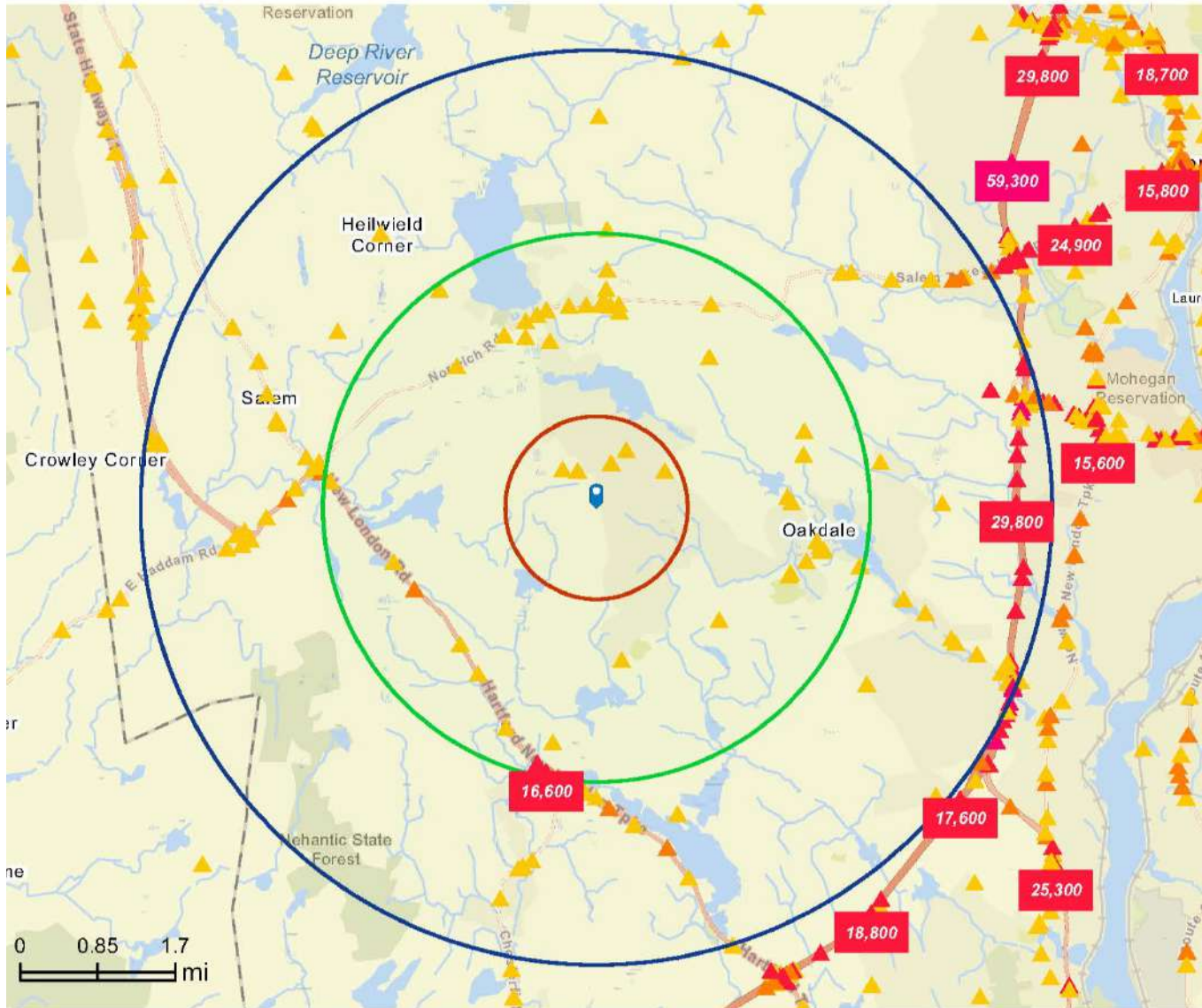


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TRAFFIC COUNTS



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



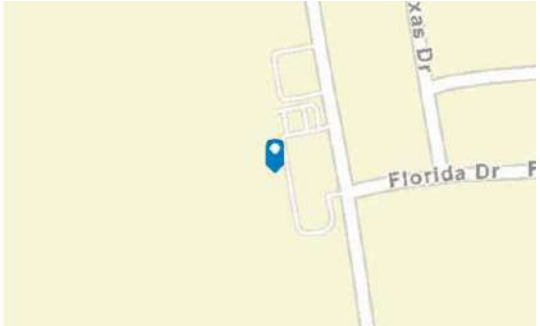
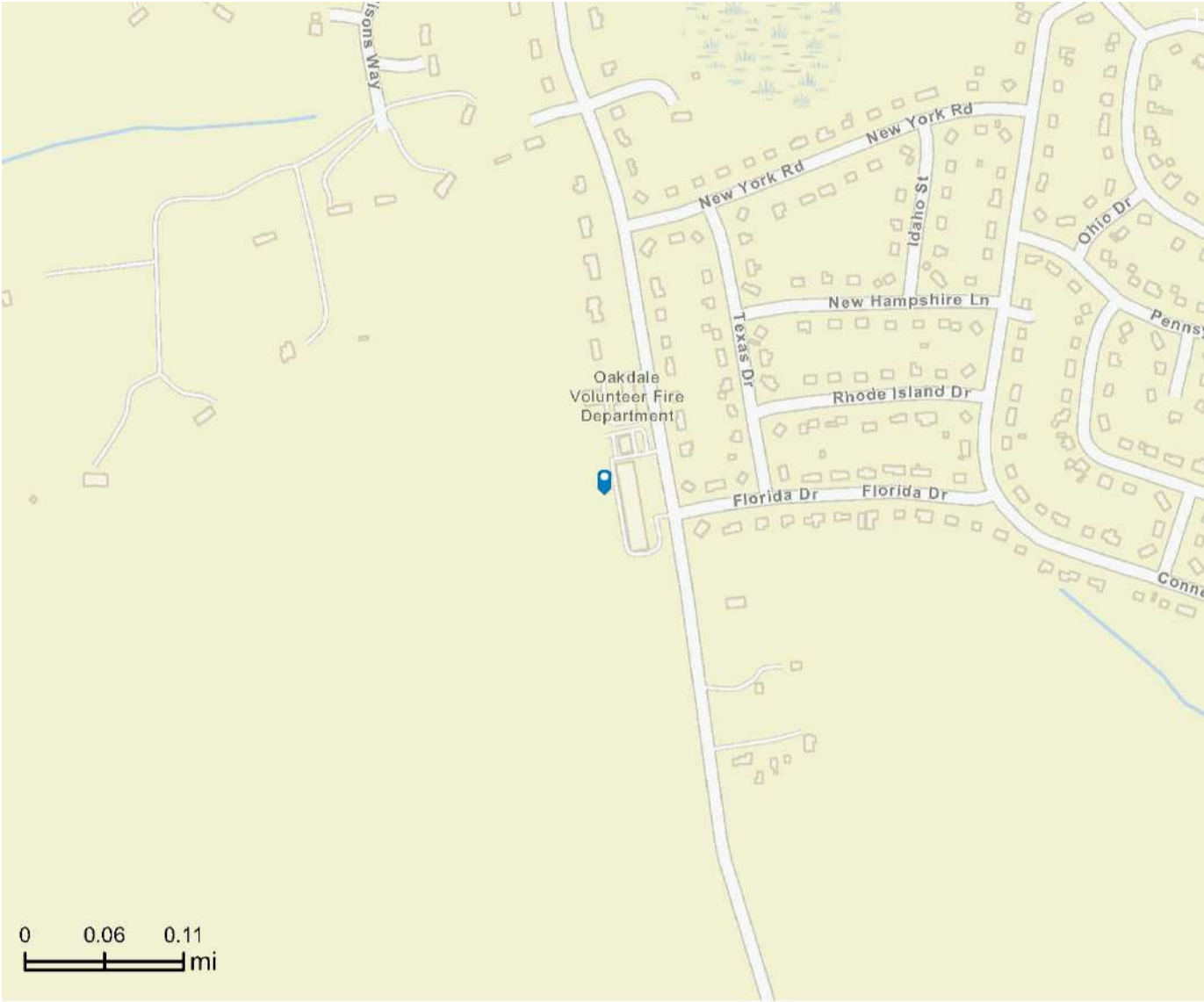
Traffic Count Map

430 Chapel Hill Rd, Oakdale, Connecticut, 06370

Single 1/2, 1/3 mile radii



TRAFFIC COUNT - CLOSE UP



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Traffic Count Map - Close Up

400 Chapel Hill Rd, Oakdale, Connecticut, 06370

Range: 1, 3, 5 mile radii



PROPERTY PHOTOS

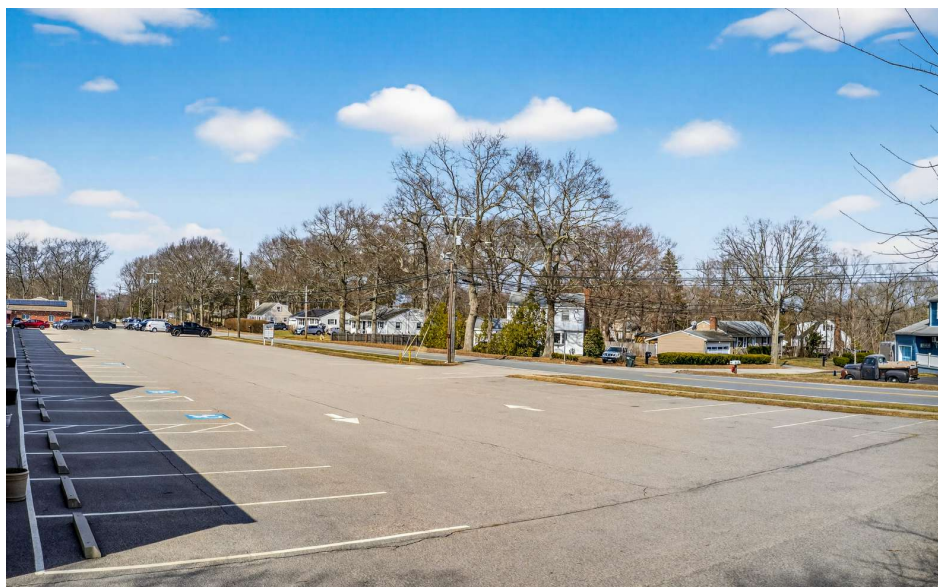


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ABOUT MARK RIESBECK

Mark Riesbeck is one of Tolland, Connecticut's most accomplished real estate professionals, consistently recognized for leading sales volume and residential listings in the area. As a Top 1% agent within Berkshire Hathaway HomeServices nationwide, Mark delivers a results-driven, concierge-level experience designed to exceed expectations at every stage of the transaction.

With a reputation for strong market knowledge, sharp negotiation skills, and clear, consistent communication, Mark is known for guiding clients seamlessly from listing to closing—often achieving results within 30 days. His approach is both strategic and hands-on, combining data-driven pricing with high-impact marketing to position each property for maximum exposure and value.

Mark believes real estate is more than a transaction—it's a long-term relationship. His dedication to clients extends well beyond the closing table, ensuring continued support and guidance whenever it's needed.

Mark proudly represents buyers, sellers, landlords, and renters throughout: Tolland, Hartford, Ashford, Bolton, Coventry, Ellington, Manchester, Mansfield, Somers, South Windsor, Stafford, Stafford Springs, Union, Vernon, and Willington.



Mark Riesbeck

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281 Oakland Road
South Windsor, CT 06074

Direct: **860.874.6629**
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