

# FOR LEASE

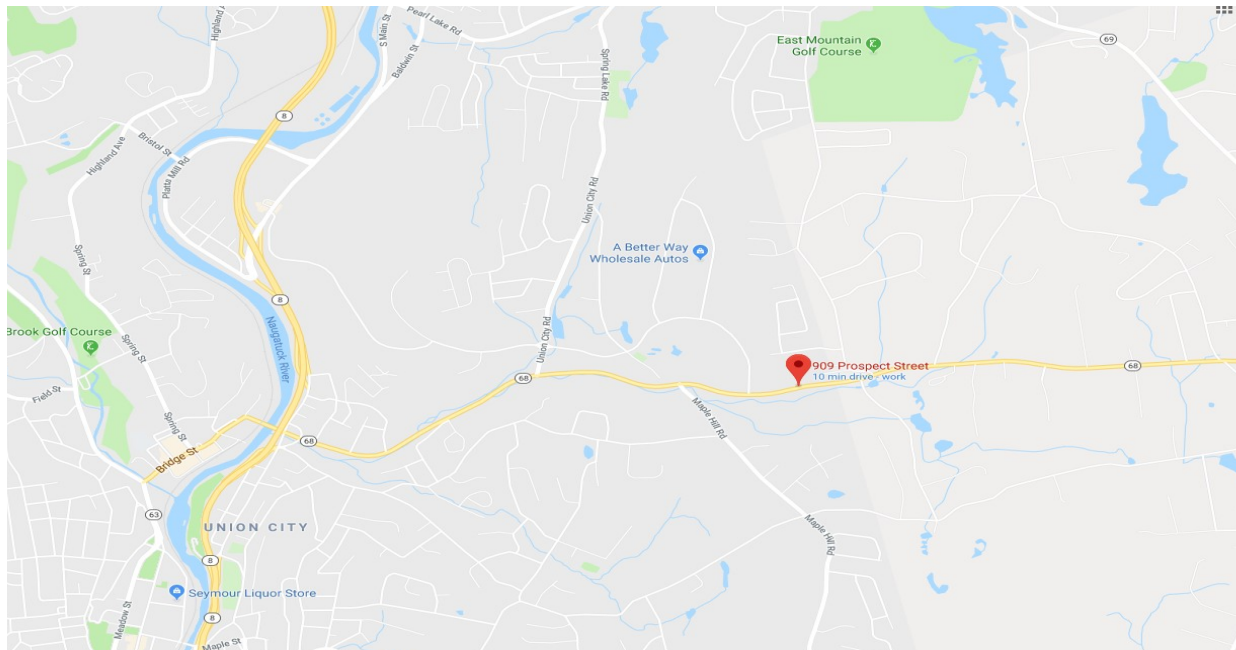
909 Prospect Street  
Naugatuck, CT



**Brand New Plaza**  
**Location, location High traffic Route 68**  
**1st floor +/- 1,500 S/F**  
**Approved for drive - thru**  
**Ideal for bagel/coffee shop**  
**2nd floor offices**  
**3 separate office spaces 700-750 S/F each**  
**or combine to 1 large space**  
**Lease rates:**  
**Offices: \$12.00 PSF Gross**  
**Retail: \$12.00 PSF NNN**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		909 Prospect Street	
<b>CITY, STATE</b>		Naugatuck, CT 06770	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	7,500 +/-	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	No
Avail S/F	3,650 +/-	Type of Heat	Gas
Office	3 offices	<b>OTHER</b>	
Total avail/drive-in	1	Acres	1.55
Ext. Construction		Zoning	Retail
Ceiling Height		Parking	Ample
Roof	Asphalt	State Route / Distance To...	1 mile to Route 8
Date Built	2018	<b>TAXES</b>	
<b>UTILITIES</b>		Appraisal	\$537,620.00
Sewer	City	Assessment	\$376,330.00
Water	City	Mill Rate	48.55
Gas	Yankee Gas	Taxes	\$18,270.82
Electrical		<b>TERMS</b>	
		Lease rate	1st floor \$12.00 NNN
			2nd floor \$12.00 Gross



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# COFFEE SHOP





# OFFICES

