

FOR LEASE



***50 Waterbury Road
Prospect, CT 06712***

1,200 +/- S/F End-Cap Retail Space

Located in a High Visibility Neighborhood Plaza Along Heavily Traveled RT 69

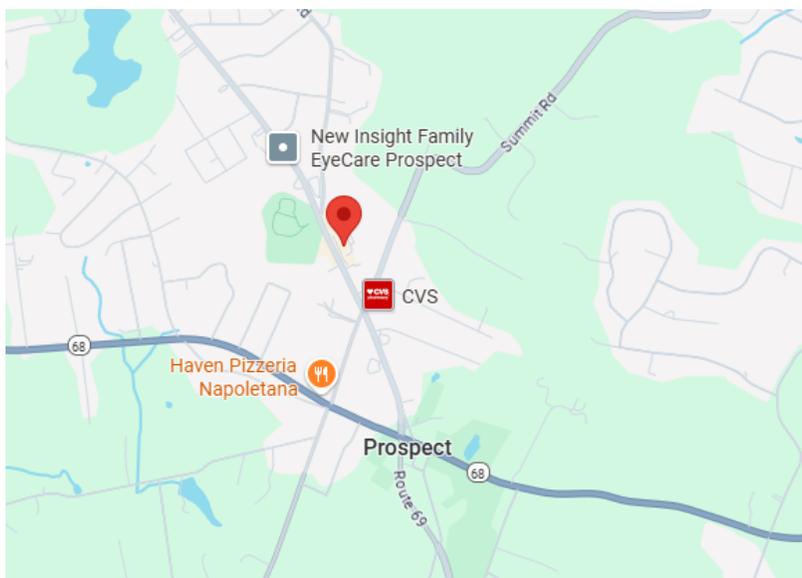
Ample On-Site Parking with Great Signage Opportunity

Formerly Used as a Shake Store, Includes Sinks & Existing Plumbing

Lease \$1,800.00/mo Modified Gross + Utilities

PROPERTY DATA FORM

PROPERTY ADDRESS		50 Waterbury Road	
CITY, STATE		Prospect, CT 06712	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	15,000 +/-	Air Conditioning	Central
Number of floors		Sprinkler / Type	
Avail S/F	1,200 +/-	Type of Heat	FHA
Ext. Construction	Brick/ Masonry	OTHER	
Ceiling Height	9	Acres	5.16
Roof	Vinyl	Zoning	B
Date Built	2007	Parking	Ample
		State Route/Distance To..	Route 8
		TAXES	
		Assessment	
UTILITIES	Tenant/Buyer to Verify	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	EverSource	TERMS	
Electrical	200 Amps	Lease	\$1,800/mo Mod. Gross + Utilities



Highlights

- ◆ **Ideal for Food/Beverage Concept or Other Retail Use**
- ◆ **15,000+ Vehicles Per Day**
- ◆ **Side Patio Offers Outside Seating Opportunity**
- ◆ **Well-Maintained Plaza**
- ◆ **Prime Neighborhood Location**

Godin Property Brokers, LLC

★★★★★ Commercial / Industrial

