



RETAIL SPACE

THAT WORKS FOR YOU

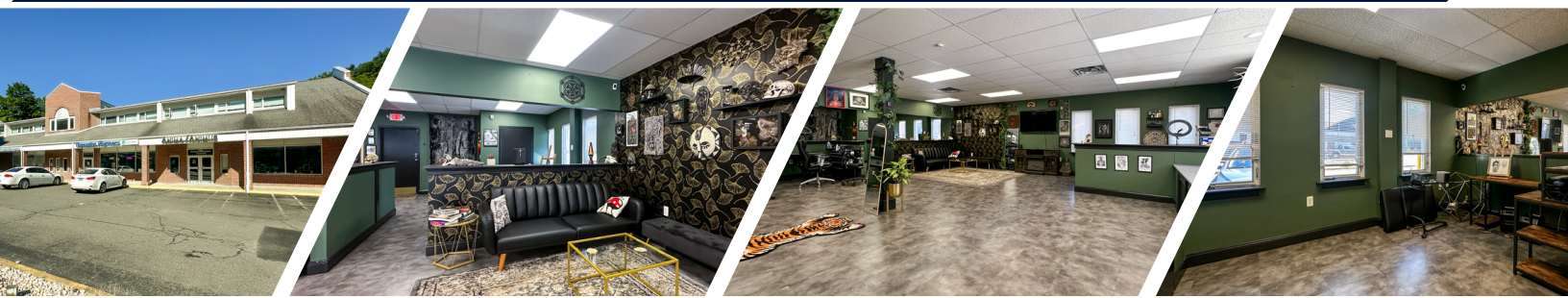
2,300 SF RETAIL SPACE FOR LEASE

Retail space solutions for small, medium, and large businesses in Connecticut.



130 S Main St, Thomaston, CT 06787

focusspaces.com



HIGH VISIBILITY LOCATION ON THOMASTON'S

Main Street Corridor



GROSS LEASE PLUS UTILITIES

Gross lease includes building maintenance. Tenant pays electricity, and gas heat.



PROPERTY FEATURE HIGHLIGHTS

Customer parking, private restroom, large signage, slop sink, large window display.



BROKER COMMISSIONS PAID

Lease signed directly with the owner, and we pay broker commissions on all rentals.



FLEXIBLE LEASE TERMS

Flexible lease terms designed to fit your needs, with options available up to ten years.



Ideal spaces for:

BROKER PROTECTED

RETAIL | MEDICAL OFFICE | BUSINESS OFFICES | PERSONAL-SERVICE BUSINESSES

Property Details: 2,300 SF | Monthly Rent: \$2,600 | Annual SF: \$13.57
Annual Escalation: 4% | Deposit: \$5,200 | Minimum Term: 2 Years

LET'S FIND THE RIGHT SPACE FOR YOUR BUSINESS.

CONTACT JULIA FERNANDES TODAY!



(917) 676-8461



julia@doverbenedictgroup.com

Scan me!



GROSS LEASE + UTILITIES
TURNKEY OR BUILT-TO-SUIT
FLEXIBLE TERMS



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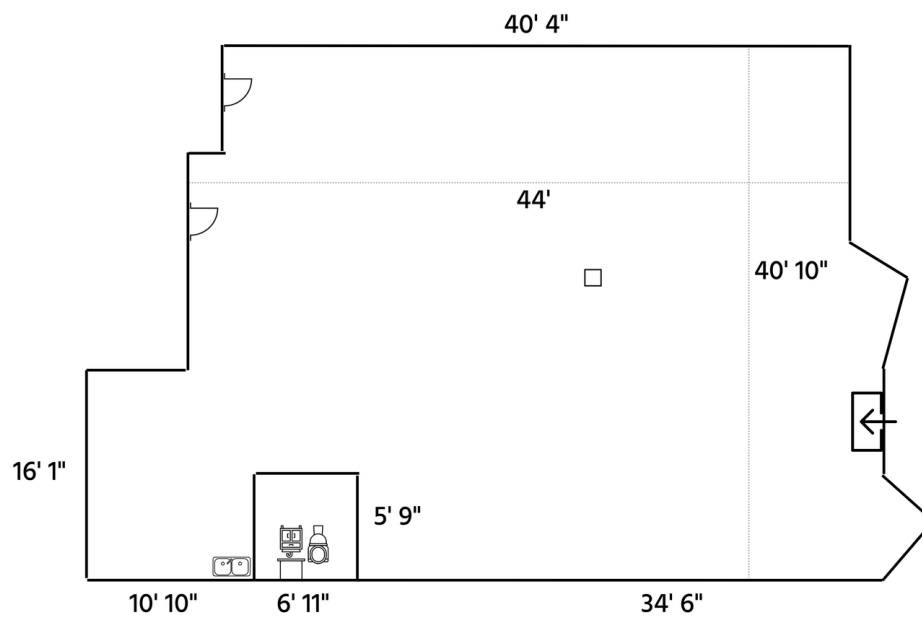


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ECONOMICS

Monthly Rent: \$2,600 | **Annual SF:** \$13.57 | **Utilities:** Gas Heating & Electricity | **Annual Escalation:** 4% |
Deposit: \$5,200 | **Minimum Term:** 2 Years

SPACE

Rentable SF: 2,300 | **Divisible:** No | **Restroom:** One Renovated ADA Compliant Restroom | Wheelchair Access

OPERATIONS

Zoning: CG - General Commercial

Approved Use: Suitable for retail, personal-service businesses, professional or business offices and certain medical-office uses, subject to site-plan review and final Town approval. The property has historically been marketed for retail, professional and medical tenants.

HVAC: Tenant-Controlled HVAC with Air Conditioning and Gas Heat

Sprinklers: Wet Sprinkler System

Access: 24/7/365

ACCESS

Storefront Sign | Pylon Sign Available

CTtransit Route 450 service along South Main Street, with the nearest stop approximately 0.1 mile away; the route connects Thomaston with Waterbury and Torrington.

Approximately 10,400 vehicles per day on South Main Street near the property

DEAL TERMS

Broker Commission: 3% of Lease Amount | **TI, Delivery, and Timing:** Negotiable

