



RETAIL SPACE

THAT WORKS FOR YOU

2,040 SF RETAIL SPACE FOR LEASE

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



554 Main St, Unit 3, Oakville, CT 06779

focusspaces.com



HIGH VISIBILITY LOCATION ON OAKVILLE'S

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, high ceilings, 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 | OFFICES | PERSONAL SERVICES | SHOWROOM | FOOD SERVICE

Property Details: 2,040 SF | Monthly Rent: \$2,500 | Annual SF: \$14.71
Annual Escalation: 4% | Deposit: \$5,000 | 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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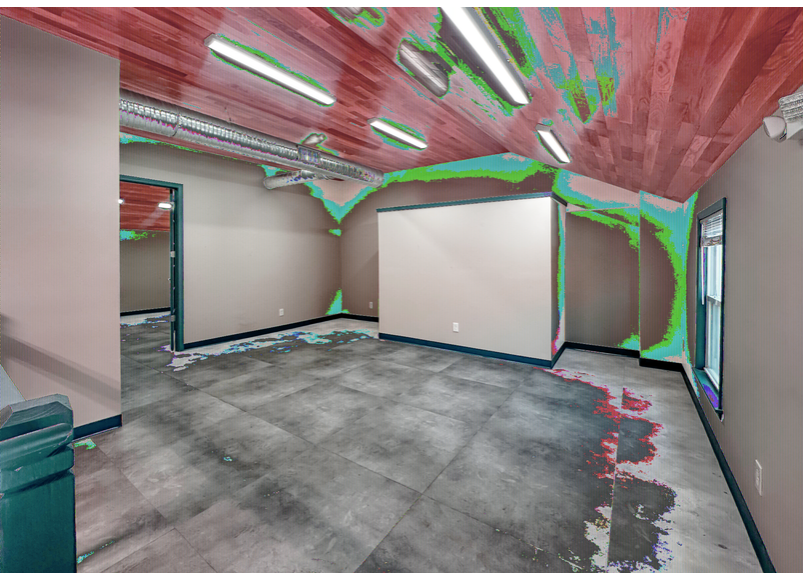


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ECONOMICS

Monthly Rent: \$2,500 | **Annual SF:** \$14.71 | **Utilities:** Gas Heating & Electricity | **Annual Escalation:** 4% | **Deposit:** \$5,000 | **Minimum Term:** 2 Years

SPACE

Rentable SF: 2,300 | **Divisible:** No | **Restroom:** One ADA Compliant Restroom | **Ceiling Height:** 18'6" | Wheelchair Access | **Layout:** Large open retail area with a loft and private second-floor office

OPERATIONS

Zoning: B-G – General Business

Approved Use: Suitable for retail stores, personal-service businesses, general or professional offices, medical offices and certain restaurant or food-service concepts, subject to site-plan review, building requirements and final Town approval. The General Business district is intended for retail and service establishments serving Watertown and surrounding communities.

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

Access: 24/7/365

ACCESS

Main Street-facing signage

Approximately 2.5 miles to Route 8 via Route 73/Exit 31

CTtransit Route 445 service approximately 0.2 mile away at Main Street and Davis Street, providing connections to Downtown Waterbury and other local routes.

Approximately 9,200 vehicles per day on Main Street/Route 73 near the property, based on CTDOT's 2023 AADT count at Station WATT-038.

DEAL TERMS

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

