

TOWER REALTY CORP.

SPECIALISTS IN COMMERCIAL AND INDUSTRIAL REAL ESTATE

**FOR LEASE
RETAIL SPACE**



Available Sizes:

+/- 1,239 Sq. Ft. \$15.00 NNN

+/- 1,175 Sq. Ft. \$15.00 NNN

Zone: I (Commercial)

Traffic Count: +/- 27,300 (2011)

Heating: Electric Heat Pump

Cooling: Central A/C

Great retail location on Route 7 with super visibility and surrounded by major retailers! Plaza is located between Home Depot and Wal-Mart. Ideal space for any retail use.

(NNN = +/- \$4.50 PSF)



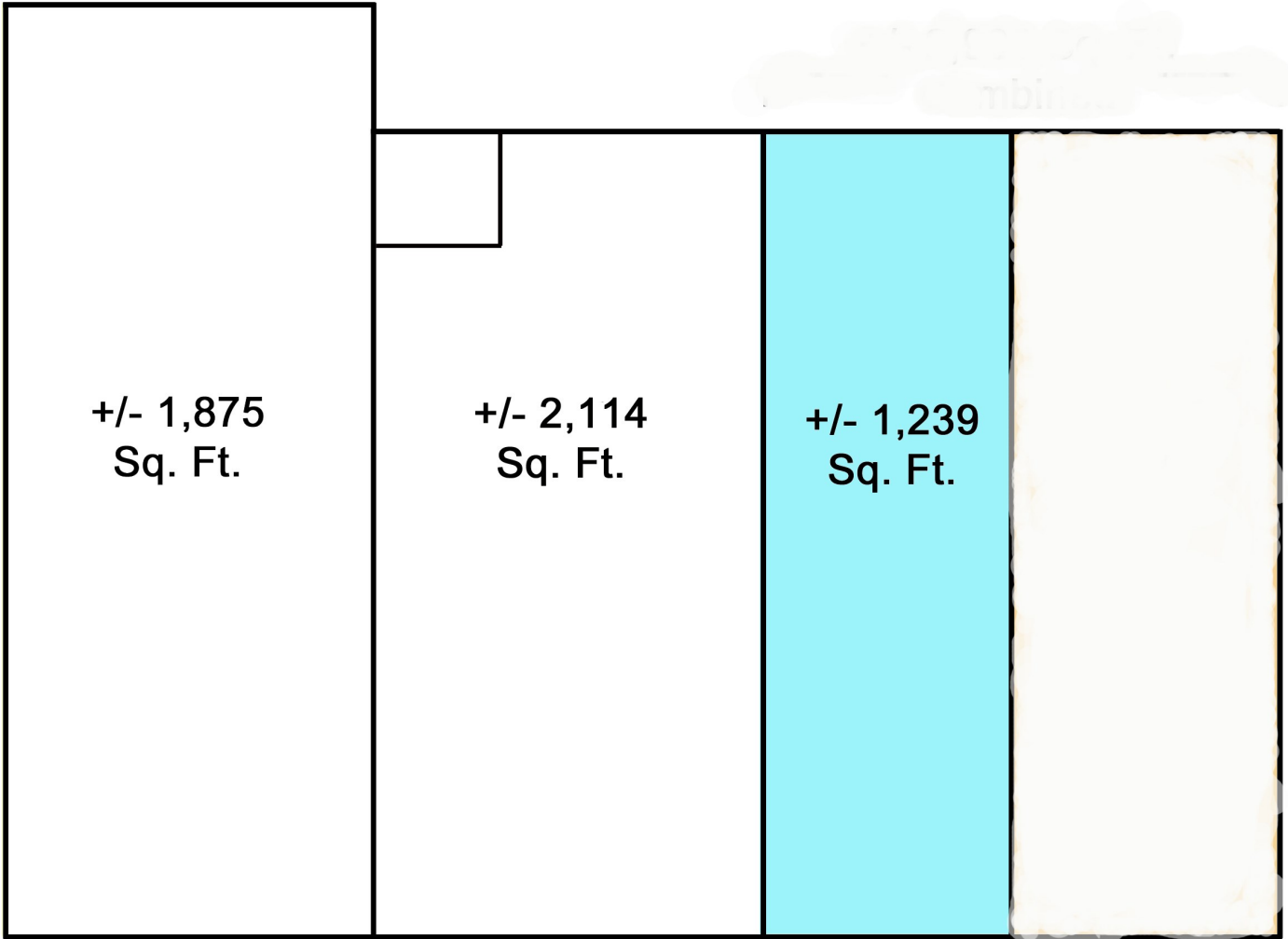
Mick Consalvo

203.241-5188

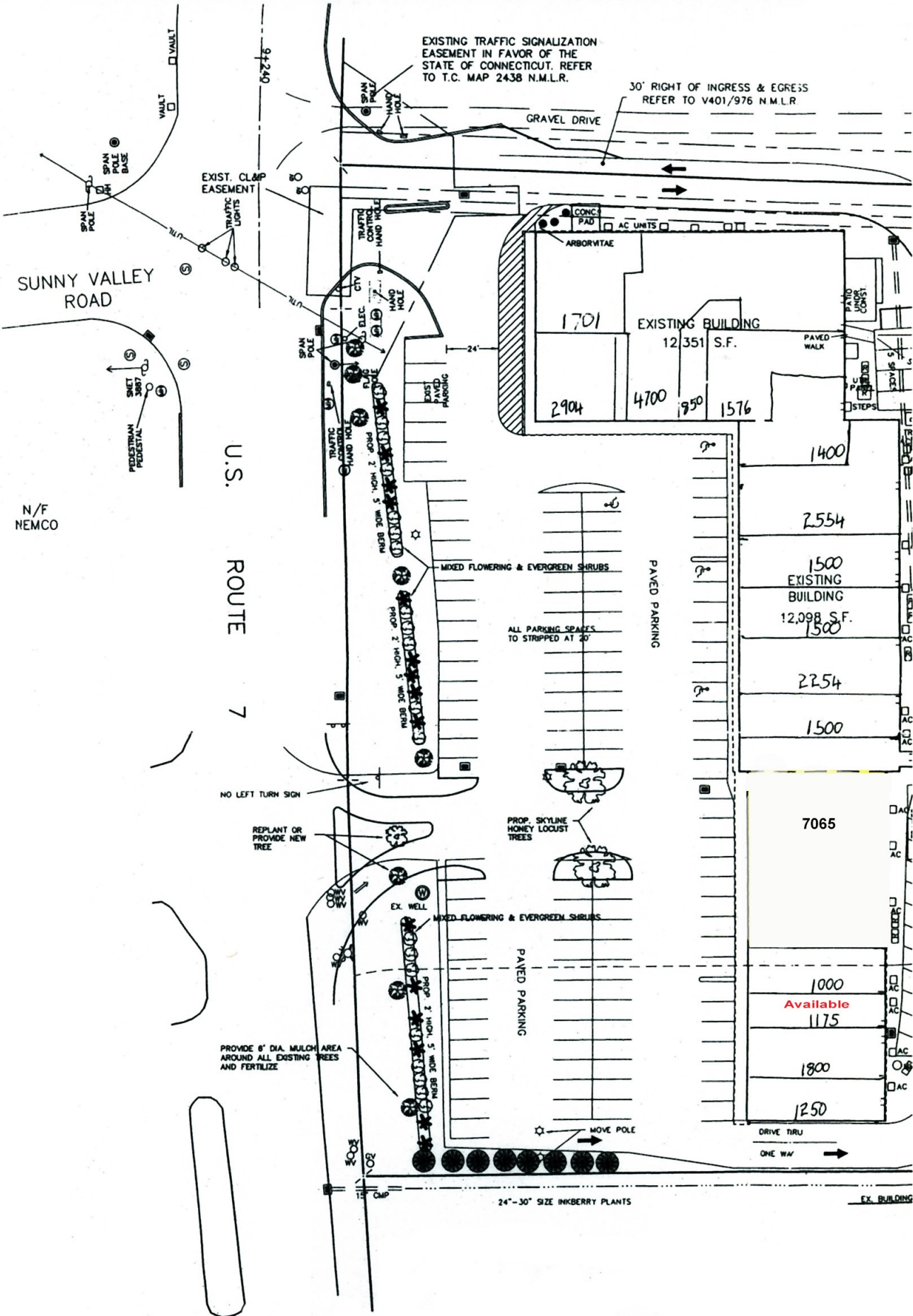
mconsalvo@towercorp.com

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Front



N/F NEMCO

U.S. ROUTE 7

SUNNY VALLEY ROAD

EXISTING TRAFFIC SIGNALIZATION EASEMENT IN FAVOR OF THE STATE OF CONNECTICUT. REFER TO T.C. MAP 2438 N.M.L.R.

30' RIGHT OF INGRESS & EGRESS REFER TO V401/976 N.M.L.R.

GRAVEL DRIVE

EXIST. CLAMP EASEMENT

TRAFFIC SIGNALS

TRAFFIC CONTROL HAND HOLES

CITY ELEC. TRANSFORMER

CONC. PAD

AC UNITS

ARBORVITAE

1701

EXISTING BUILDING

12,351 S.F.

PAVED WALK

STEPS

2904

4700

950

1576

1400

2554

1500

EXISTING BUILDING

12,098 S.F.

1500

2254

1500

7065

1000

Available

1175

1800

1250

DRIVE THRU

ONE WAY

EX. BUILDING

24"-30" SIZE INKERRY PLANTS

MOVE POLE

PROVIDE 6" DIA. MULCH AREA AROUND ALL EXISTING TREES AND FERTILIZE

REPLANT OR PROVIDE NEW TREE

NO LEFT TURN SIGN

MIXED FLOWERING & EVERGREEN SHRUBS

PROP. SKYLINE HONEY LOCUST TREES

PAVED PARKING

ALL PARKING SPACES TO STRIPPED AT 20'

PROP. 2" HIGH, 5" WIDE BERM

EX. WELL

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