

Prime Commercial Space

720 North Main Street Extension
Wallingford, Connecticut



Available: 2,500 SF

- New construction to be anchored by Wallingford Dialysis Care
- Right end-cap available
- Net charges estimated to be \$4.00 psf

DEMOGRAPHICS

<u>Radius</u>	<u>Population</u>	<u>Avg. Household Income</u>	<u>Median Age</u>
1 mile	3,977	\$97,539	43.0
3 miles	42,704	\$89,863	42.9
5 miles	104,295	\$86,077	42.0



PROTO  GROUP

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The information contained in this listing has been assembled from various sources of varying degrees of reliability. Any information that is critical to a buying or leasing decision should be independently verified.

[720 North Main Street Ext, Wallingford, CT 06492](#)

MLS: N10030267 PropType:Commercial/Investment - Commercial Price: \$17.00
Status: Active County: New Haven List/Lse Date: 03/25/2015
Trans Type: Lease Area: Wallingford Nghbrhd: Wallingford (28)



FB/HB: Lease Purch:
PAR ID: REO:
SqFt: 9,996 Waterfront: No Year Built: 2014 Pot. Shrt Sle:
Acres: Flood Zone: Lot SqFt: Stories: 1
ADOM: 1 # of Units: Parking Spc: 40
Horse Prop: No

Recent Change: 03/26/2015 : NEW : ->A

Agent & Office Information

[Proto Group LLC The \(PROT30\)](#) O/Fax: (203) 234-6372 O/Ph: (203) 234-6371
[Louis Proto \(PROTOLO\)](#) Agt Direct: (203) 234-6371 Preferred Ph:
Co-LA Email: Pef Phone:
Owner: Sign: Yes
Show: Call listing broker BykBr: 2.5 %
Possession: L/Date: 03/25/2015
List Type/Desc: Exclusive Right to Sell/Lease Listing Agreement/N/A Exp/Date:
Lckbox Desc/LodNone/N/A
Date Avail: 2015-03-25

Property Information

MLS#: N10030267

Business Type: Franchise,Professional Service,Service Industry
Com Category: Health Care,Office,Retail
Investment Type: Commercial
Potential Use: Medical office, retail, office Lease Pr Desc: Per SqFt
Present Use: vacant
SqFt - Avail Bldg: 2,500 SqFt Below Grade:
SqFt - Industrial: SqFt-Avail Office: 2,500 SqFt Total Bldg:9,996
SqFt - Warehouse: SqFt - Office: SqFt - Retail: 2,500
Tenant Resp: Building Insurance,Common Area Maintenance,Electric,Heat,Mechanicals,R.E. Taxes,Rubbish
Yr Business Estab: Yr Rem on Lse: 0
Photo Srvc Req: No Photo Srvc Opt:
Frcls by Mkt Sle: No
Remarks: Newly built 10,000 sf retail/office building at the corner of North Main Street Extension and Beaumont Road. 7,500 sf is leased to Wallingford Dialysis Care. 2,500 sf of the right end cap is available. Net charges are estimated to be \$4.00 psf.

Directions: Route 5 to Beaumont Road on the corner of North Main Street Extension.

Additional Information

MLS#: N10030267

Handicap Feat: Yes/Bath ,Parking
Parking Spaces: 40

Equip Inc:

Utilities

Cooling: Central Air
Heating: Warm Air
Fuel Tank Desc: Non Applicable
Heat Fuel Type: Natural Gas
Water: Public Water Connected
Sewage System: Public Sewer Connected

Other

Assessed Value: Taxes: HOA: False
Mill Rt: 26.89 Elevation Cert:
Tax Yr: July 2014-June 2015 Tax Phs In:
LP/Assess Value: LP\$/SqFt \$0.00 Other Taxes:
Email: CurrP/SF: \$0.00
Pref Phone:

Thursday, March 26, 2015

3:39 PM

Prepared By: Louis Proto