

FOR LEASE

682 West St., Southington, CT

MATTHEWS COMMERCIAL PROPERTIES



PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present 1,200 SF of highly visible and easily accessible retail space available for lease in a 3-unit building at a lighted 3-way intersection. The property is located less than a minute off of I-84. Potential uses of this unit include: Hair Salon/ Barber Shop, Nail Salon, Esthetician Services/ Skin Care Therapy, Massage Therapy, Personal Training Studio, Tanning Salon, Pet Supply/ Grooming, etc. This unit is also suitable for any sales or service office that could benefit from the strong exposure that this property offers.

PROPERTY FEATURES

- 1,200 SF +/- Retail Unit
- Center Unit
- Positioned Between Country Farm Convenience Store & Blend Healthy Spot
- Former Barber Shop with Sink Hookups in Place
- Accessible Parking Lot with 34 Spaces & Two Means of Ingress/ Egress

LEASE RATE

- \$15.00 PSF Gross + Utilities
- \$1,500 Per Month + Utilities

NOAH MATTHEWS

203.721.3337

matthewsnoah@gmail.com

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BUILDING

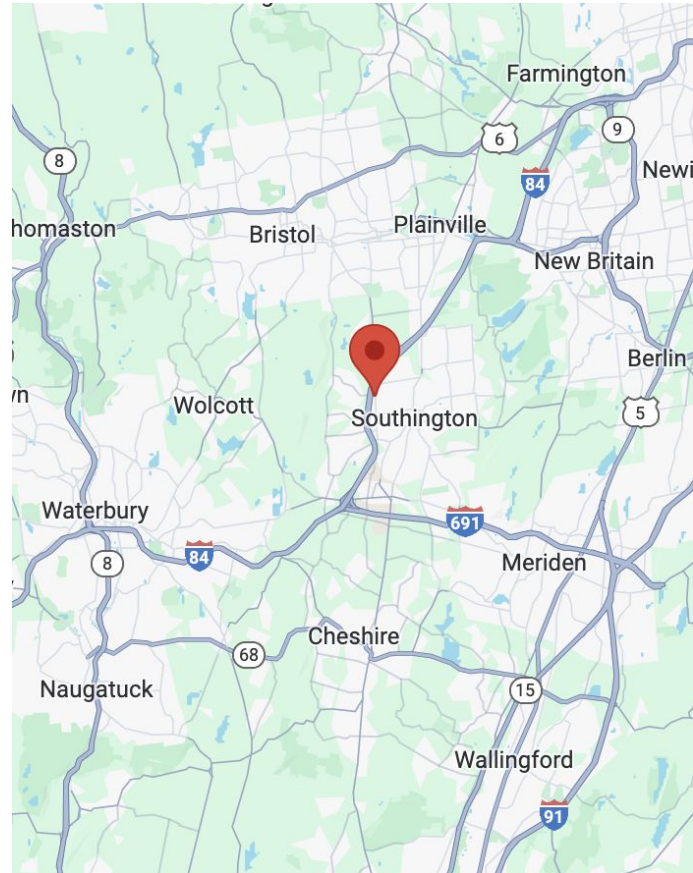
Total Available SF	1,200 SF +/-
Exterior Construction	Brick/ Masonry/ Concrete/ Cinder
Roof	Flat Tar & Gravel
Interior Construction	Drywall/ Sheetrock/ Tile
Year Built	1987
Ceiling Height	8'
Parking	Parking Lot 34 Spaces In-Common
Zoning	B

PROPERTY

Lot Size - Main Lot	0.78 Acres
Distance to I-84 & I-691	0.30 Miles & 4.40 Miles

MECHANICALS & UTILITIES

Heat Source/ Type	Gas- Forced Air
Lighting	LED
A/C	Central A/C
Electric	Eversource
Sewer	City
Water	City



MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

Middlebury, CT 06762

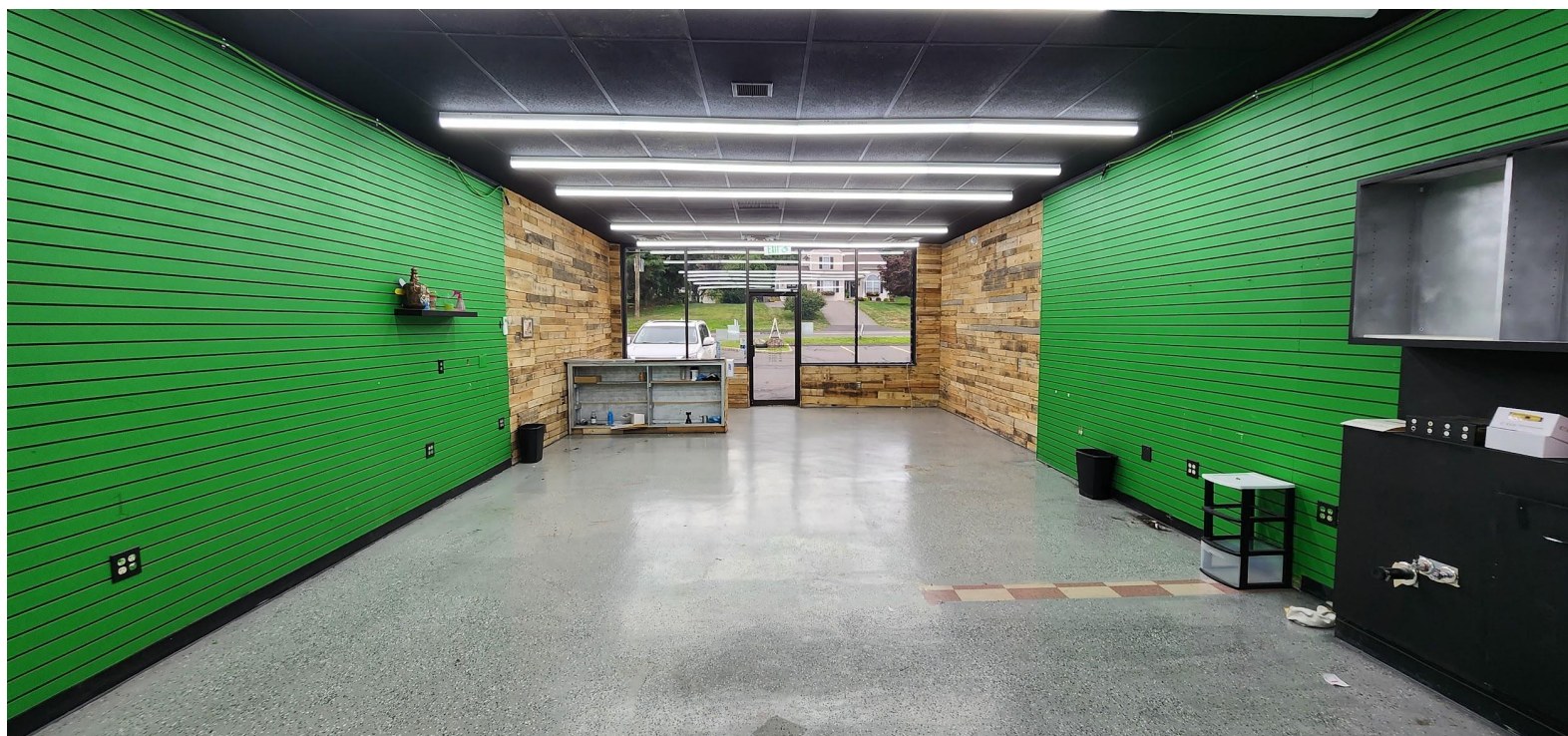
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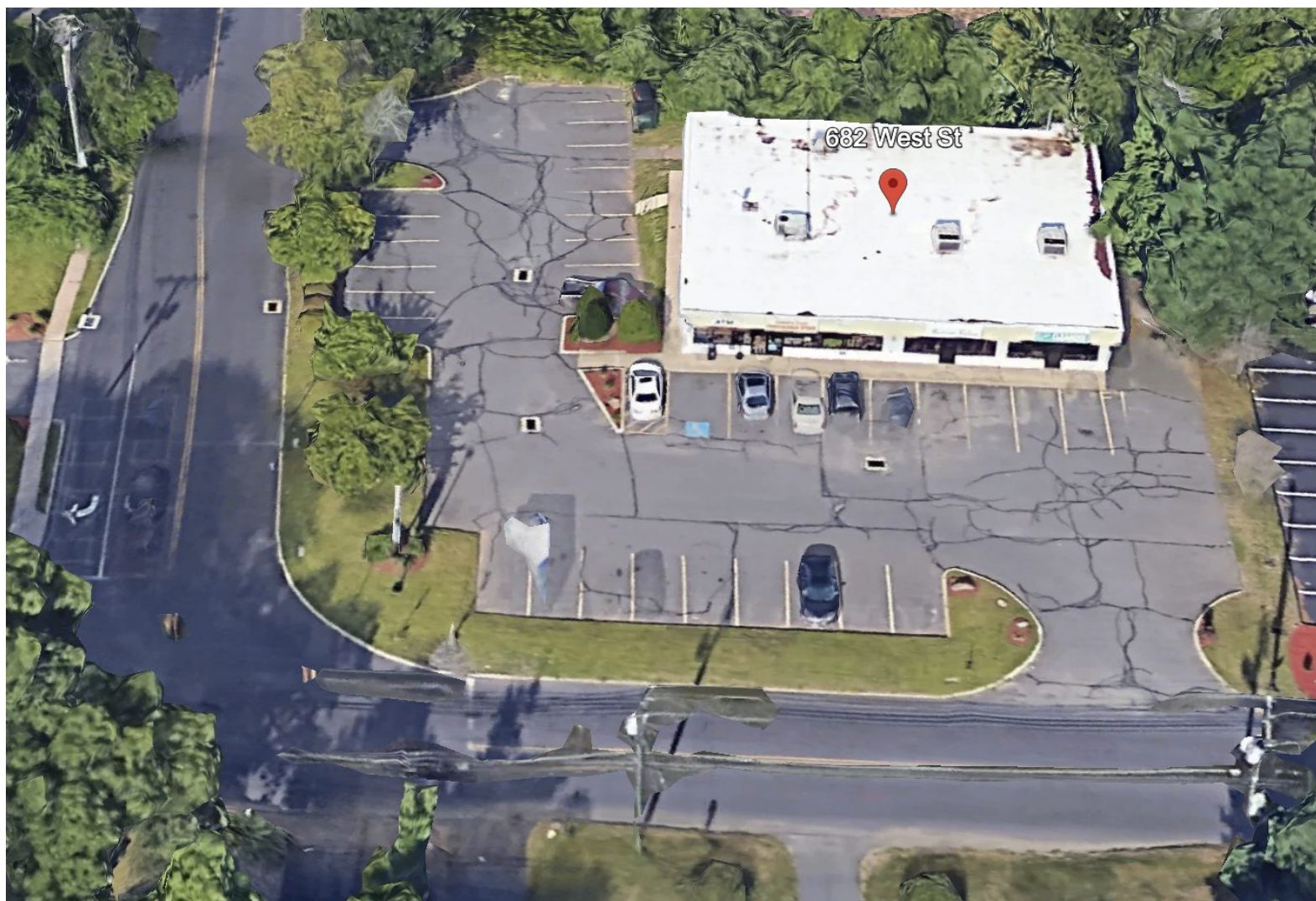
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