

# FOR LEASE

200 Church St., Unit 8, Wallingford, CT

MATTHEWS COMMERCIAL PROPERTIES



## PROPERTY DESCRIPTION

Matthews Commercial Properties presents 200 Church St., Wallingford, CT. This 1,750 SF retail unit is located in a 17,632 SF strip center with excellent visibility and ample parking. This former salon is in move-in ready condition. The property is easily accessible to I-91 and RT-5 and boasts an average daily traffic count of 19,400 vehicles.

## PROPERTY FEATURES

- 1,750 SF +/-
- Former Salon
- Reception / Waiting Area
- Open Space Partially Split into 3 Sections
- 1 Small Private Office with a Sink
- 1 Large Private Office with a Double Kitchen Sink & Hot/Cold Water Hook Up
- 1 ADA Accessible Bathroom

## LEASE RATE

- \$20.57 PSF Gross + Utilities
- \$3,000.00 Per Month + Utilities

**NOAH D. MATTHEWS**  
203-721-3337  
[matthewsnoah@gmail.com](mailto:matthewsnoah@gmail.com)

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## BUILDING

Total SF	17,632 SF +/-
Total Available SF	1,750 SF +/-
Exterior Construction	Concrete/ Cinder/ Stucco
Interior Construction	Drywall/ Laminate Flooring
Year Built	1989
Ceiling Height	10'
Parking	Large Parking Lot
Zoning	I40

## PROPERTY

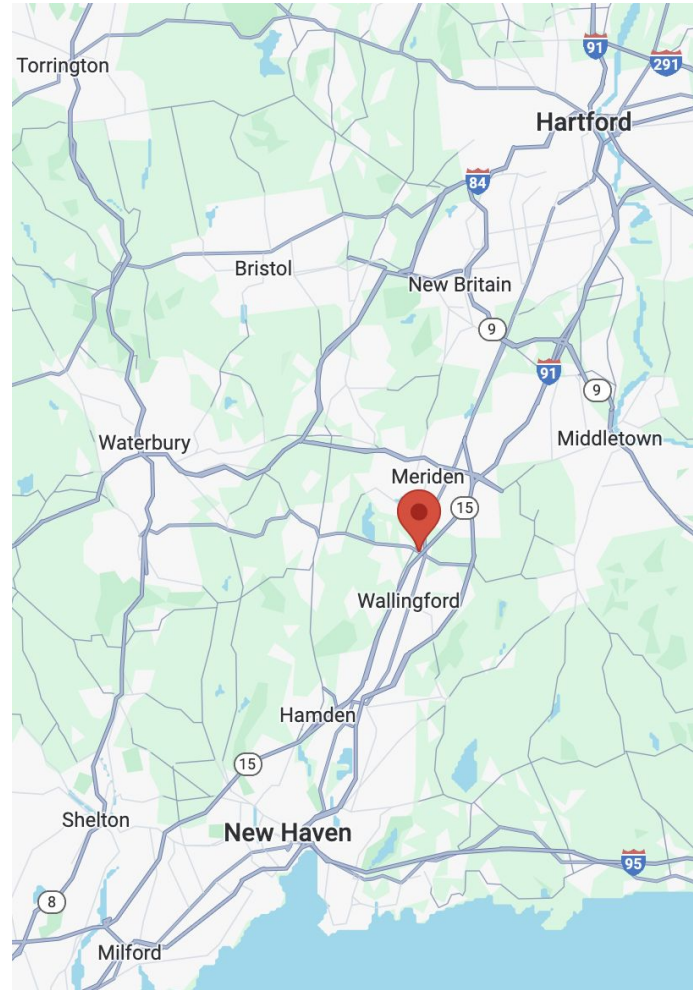
Lot Size	3.49 Acres
Distance to I-91 & I-691	2.7 Miles & 5.2 Miles

## MECHANICALS & UTILITIES

Heat Source/ Type	Gas - Water
Electric	Eversource
Sewer	City
Water	City

## TAXES

TAXES PSF	\$0.51 PSF
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819 Straits Tpke, Suite 3B

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