

FOR LEASE

1 Sherman Hill Rd., Woodbury, CT

MATTHEWS COMMERCIAL PROPERTIES



PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present 1 Sherman Hill Rd., Woodbury CT available for lease. There's a mix of units available that are suitable for a variety of professional and medical office users.

PROPERTY FEATURES

- 1st Floor: 4,402 SF - Former Bank with Drive-Thru
- Highly Visible Building with Great Signage
- Average Daily Traffic: 13,900 Vehicles on Main St. S. & 5,700 Vehicles on Sherman Hill Rd.
- Extremely Large Parking Lot
- Professional & Local Ownership

LEASE RATE

- \$11.95 PSF + \$8.00 PSF NNN
- \$7,318.33 Per Month + Utilities

GERRY D. MATTHEWS
203-753-5800
matthewscre@gmail.com

NOAH D. MATTHEWS
203-721-3337
matthewsnoah@gmail.com

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NOAH MATTHEWS 203.721.3337

MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com

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BUILDING

Total SF	12,524 SF +/-
Total Available SF	4,402 SF
Exterior Construction	Brick / Veneer
Roof	Composite
Interior Construction	Carpet / Drywall
Year Built	1974
Ceiling Height	8'
Parking	Large Parking Lot
Zoning	MQ-A

PROPERTY

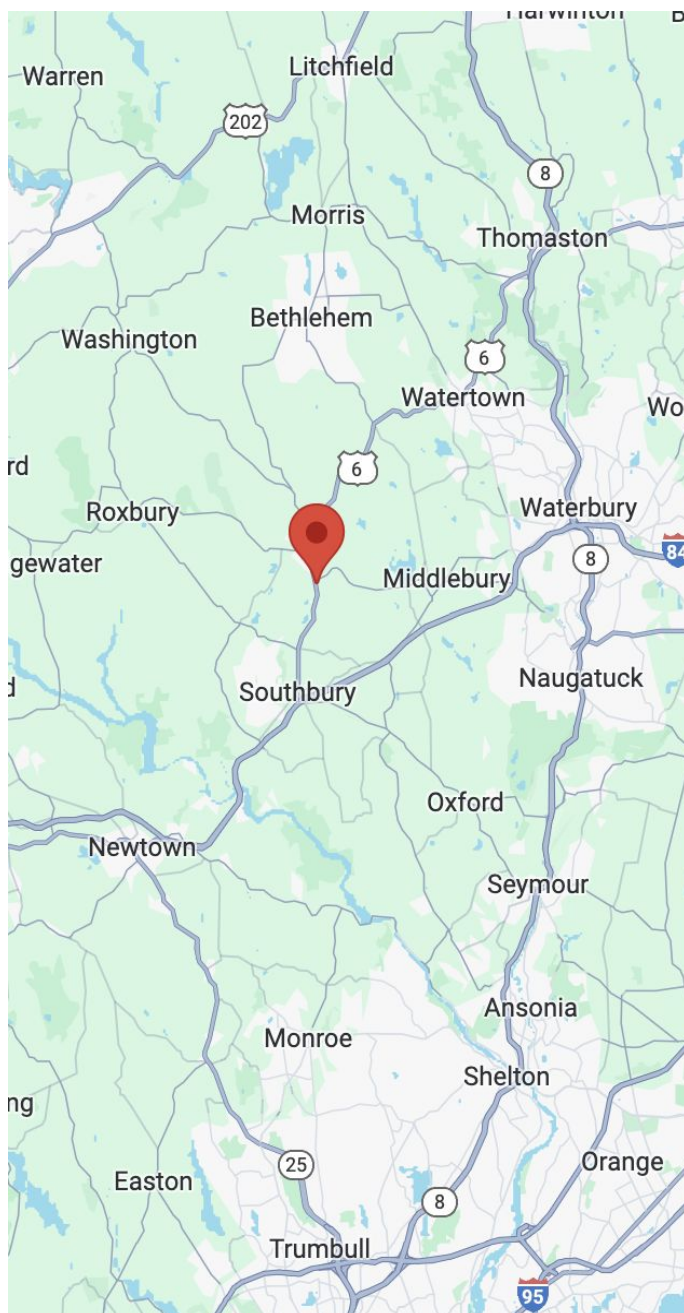
Lot Size	3.53 Acres
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MECHANICALS & UTILITIES

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

TAXES

TAXES PSF	\$2.71 PSF
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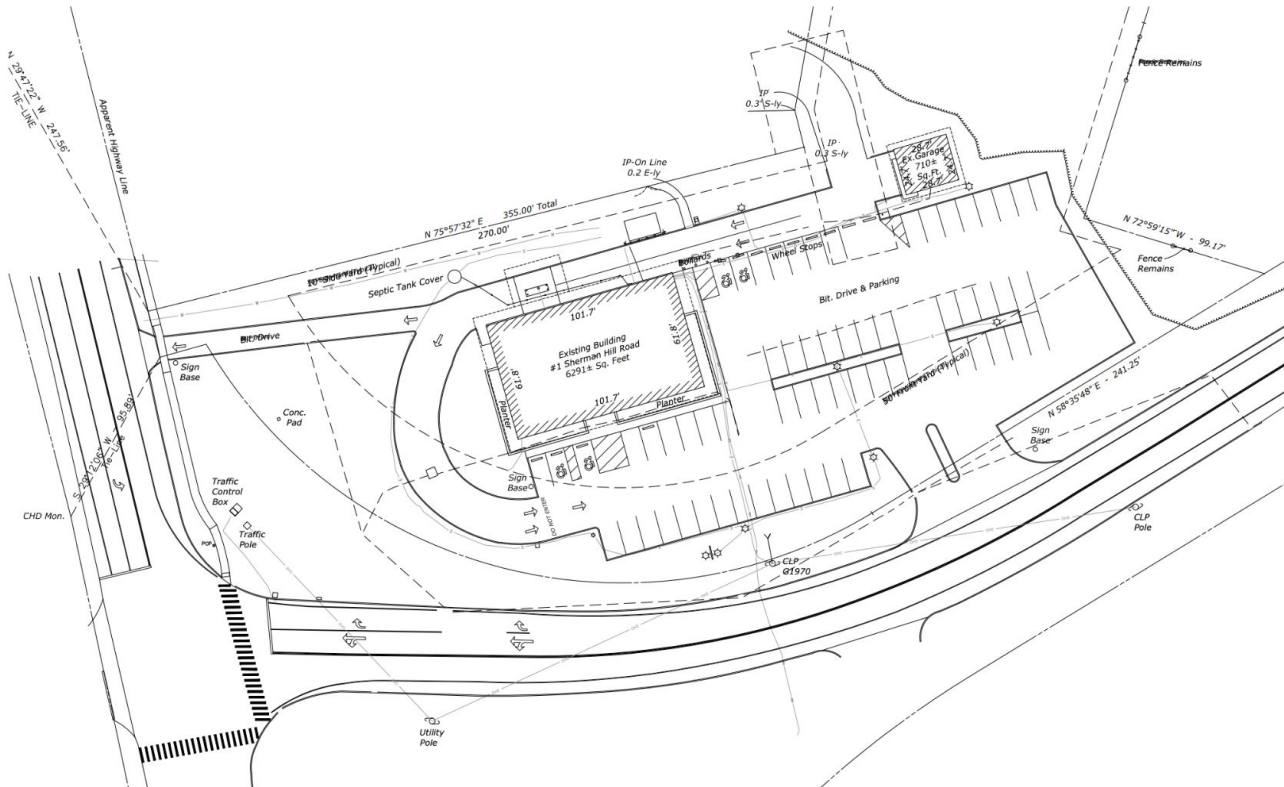
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MATTHEWS COMMERCIAL PROPERTIES

**ROSE
TISO
& CO. LLC.**
ARCHITECTS • SURVEYORS • ENGINEERS
WWW.ROSETISO.COM
10 BRANTFORD AVENUE, FAIRFIELD, CT 06424
TEL: 203.251.0555 FAX: 203.251.0554



EXISTING SITE PLAN
SCALE: NTA

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT TITLE

**POTENTIAL
DUNKIN' DONUTS**

**1 SHERMAN HILL ROAD
WOODBURY, CT 06798**

Prepared For:
CT/1 SHERMAN HILL ROAD, LLC

SHEET TITLE

**EXISTING
SITE PLAN**

DESIGNED BY: TG	SCALE: AS NOTED
DRAWN BY: MS	DATE: 09-06-2022
CHECKED BY: JH	PROJECT NUMBER: 0000
CAD FILE: R/0000/ARCH	

SEAL

SHEET NUMBER

SP-1

MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

Middlebury, CT 06762

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GERRY MATTHEWS 203.753.5800

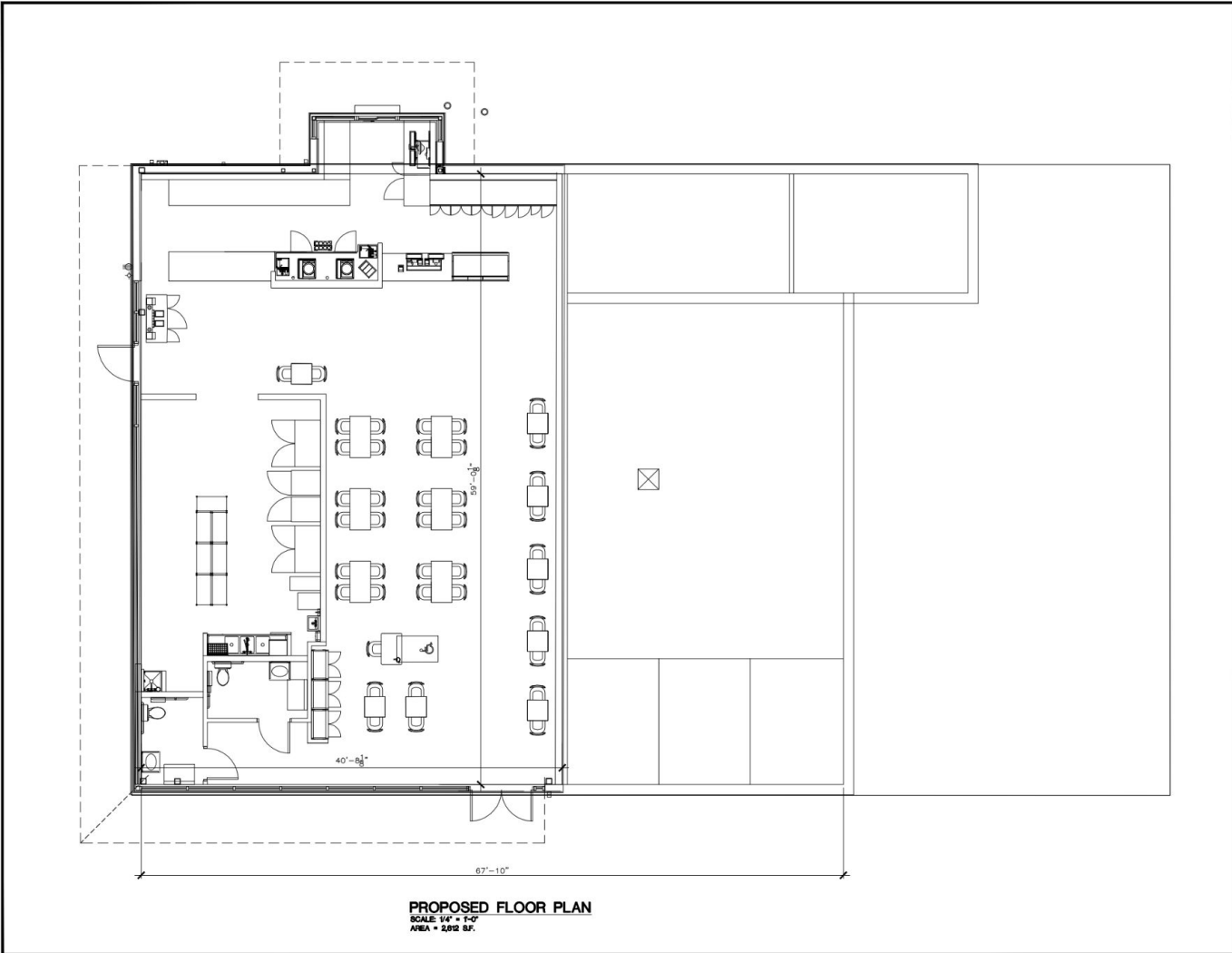
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WWW.ROSETISO.COM
30 BACHTHOFF AVENUE, FARMINGTON, CT 06030
TEL: (860) 676-8888 FAX: (860) 676-4040

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT TITLE
**POTENTIAL
DUNKIN' DONUTS**

1 SHERMAN HILL ROAD
WOODBURY, CT 06798

Prepared For:
CT/1 SHERMAN HILL ROAD, LLC

SHEET TITLE	
PROPOSED FLOOR PLAN	
DESIGNED BY: TC	SCALE: AS NOTED
DRAWN BY: MS	DATE: 09-06-2022
CHECKED BY: PR	PROJECT NUMBER: 0000
CAD FILE: R/0000/ARCH	

SEAL	SHEET NUMBER
	A-111