

FOR LEASE

**250 Main Street South
Southbury, CT**



Rentable

Retail Ground Level Unit C 697 SF +/-

Retail Ground Level Unit F 977 SF +/-

Retail Ground Level Unit K 826 SF +/-

Lease rate: \$15.00 PSF plus Nets of \$6.10 PSF

2nd Floor Unit T 264 SF +/-

Lease rate: \$13.00 PSF plus Nets of \$6.10 PSF

- **Main Street location with great parking**
- **Owner on site**
- **Great mixed use plaza**
- **Other tenants at this plaza include dentist, doctors, massage therapist, counselors, hair salon, nail salon, jewelers, suntan studio**

MATTHEWS COMMERCIAL PROPERTIES LLC.

819 Straits Turnpike Suite 3B, Middlebury, CT 06762

Phone: 203-753-5800 Fax: 203-574-3875

www.matthewscommercial.com

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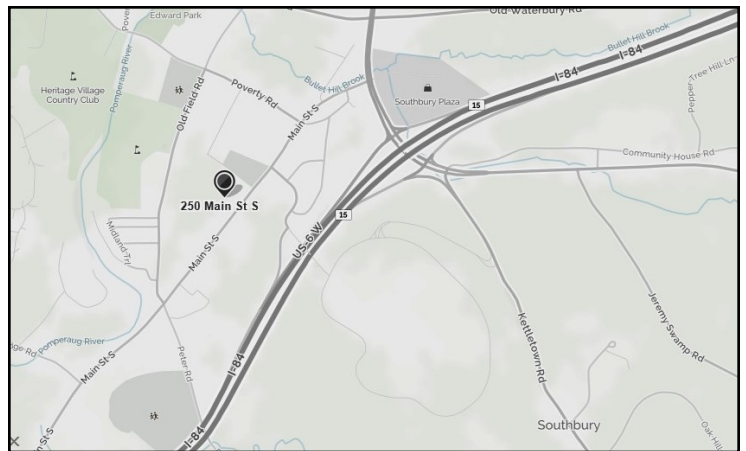


All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	250 MAIN STREET SOUTH		
CITY, STATE	SOUTHBURY, CT		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	14,565 S/F	Air conditioning	Central
Available s/f	See below	Type of heat	Electric heat pumps
Exterior construction	Vinyl		
Ceiling height	9'	OTHER	
Roof	Architectural shingle	Parking	In-common
		Interstate / distance to	I-8 / 2 miles
UTILITIES			
Sewer	Septic	TERMS	
Water	Town water	Lease rate ground floor	\$15.00 PSF + Nets of \$6.10 PSF
Gas			
Electric	200 amps per unit		

COMMENTS: NEW CONSTRUCTION 2012
Retail Ground Level Unit C 697 SF +/-
Retail Ground Level Unit F 977 SF +/-
Retail Ground Level Unit K 826 SF +/-
2nd Floor Unit T 264 SF +/-



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EXHIBIT B THE COMMONS

250 MAIN STREET SOUTH
SOUTHURY, CT

FIRST FLOOR PLAN

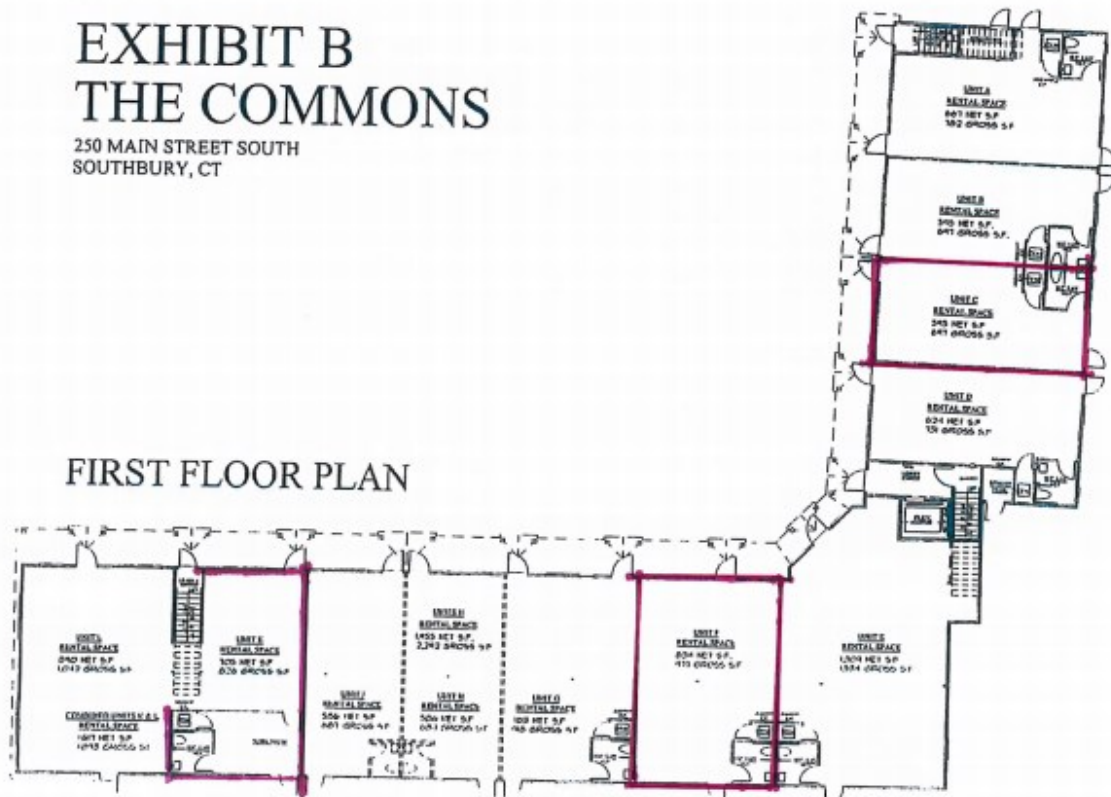


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250 MAIN STREET SOUTH
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SECOND FLOOR PLAN

