

FOR LEASE

**314 - 320 Main Street
Oakville, CT 06779**



- 2 ground level retail units available for a 2+ year lease term
- 1,000 S/F each
- Rent includes gas heat
- 13,000 vehicles drive by each day on average according to the Department of Transportation
- 3 miles to I-84 and 1 mile to Route 8
- Busy downtown Oakville location
- \$900 per month for Unit 1. Landlord is offering \$1,000 tenant improvement allowance to update this unit
- \$1,000 per month for Unit 2- Former Oakville Family Salon space equipped with chairs. Landlord is offering 1 free month of rent to the lessee of this unit



MATTHEWS COMMERCIAL PROPERTIES LLC.

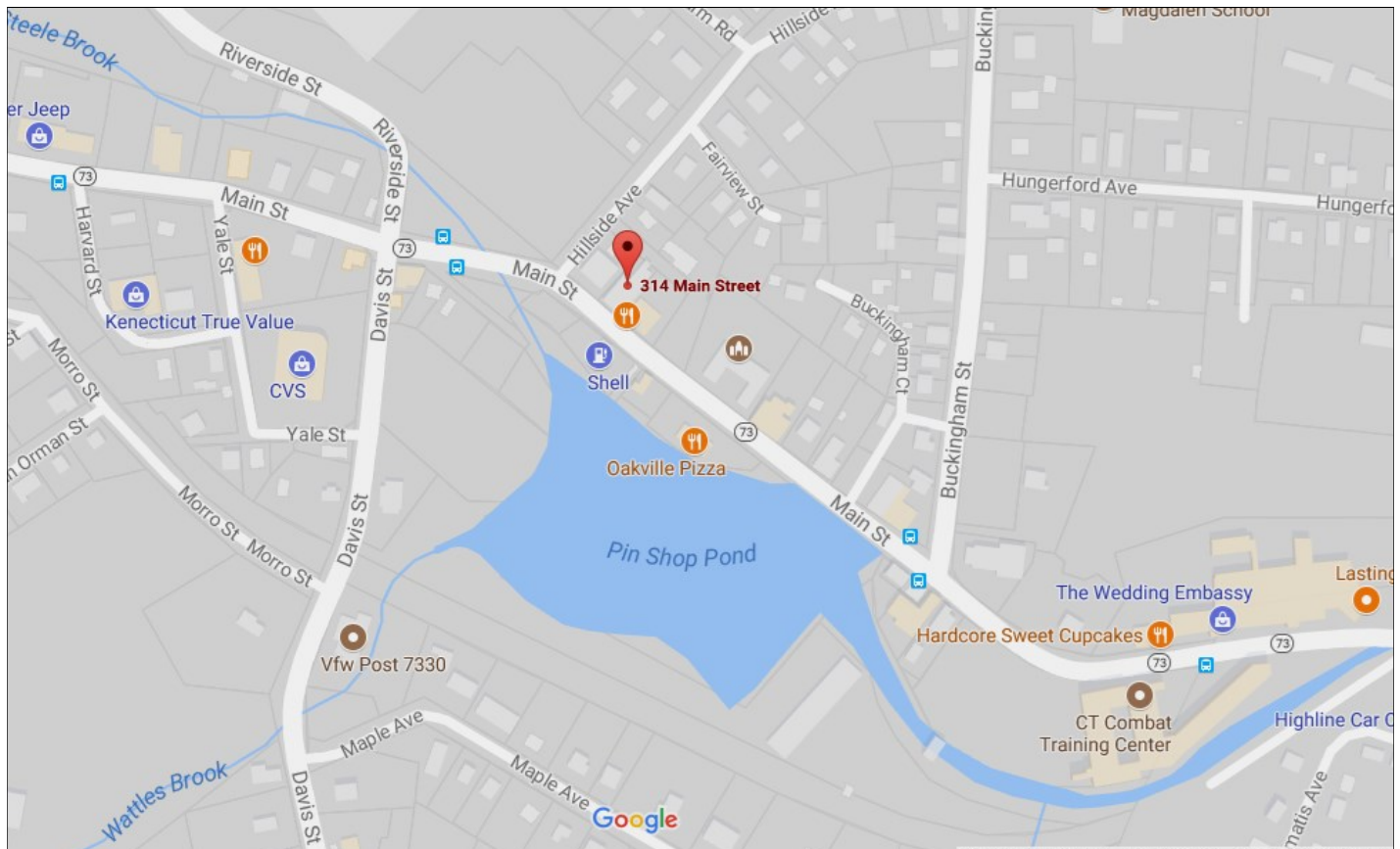
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PROPERTY DATA FORM

PROPERTY ADDRESS	314 - 320 Main Street		
CITY, STATE	Oakville, CT 06779		
BUILDING INFO			
Total S/F	2,000 s/f	MECHANICAL EQUIP	
Number of floors	1	Air conditioning	A/C units
Avail S/F	2,000 s/f	Sprinkler / Type	No
Exterior construction	Brick	Type of heat	Gas
Interior construction	Drywall / sheet Plywood / panel Carpet	OTHER	
Ceiling height	10'	Parking	On street and small parking lot across the street
Roof	Tar / gravel	Interstate / distance to	I-84 / 3 miles
Date built	1985	State Route / distance to	Route 8 / 1 mile
UTILITIES		TERMS	
Sewer	City	Lease rate Unit 1	\$900.00 / month
Water	City		Includes heat
Gas	Yes	Lease rate Unit 2	\$1,000.00/ month
Electric	Yes		Includes heat
COMMENTS:			
1 unit has an ADA bathroom The other unit has a non ADA bathroom			



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