

Prime Commercial Space

720 North Main Street Extension
Wallingford, Connecticut



Available: 2,500 SF

- Building anchored by Wallingford Dialysis Care
- Right end-cap available
- Net charges estimated to be \$7.25 psf

DEMOGRAPHICS

<u>Radius</u>	<u>Population</u>	<u>Avg. Household Income</u>	<u>Median Age</u>
1 mile	4,412	\$127,277	39.5
3 miles	42,175	\$125,494	44.1
5 miles	103,232	\$120,156	43.0



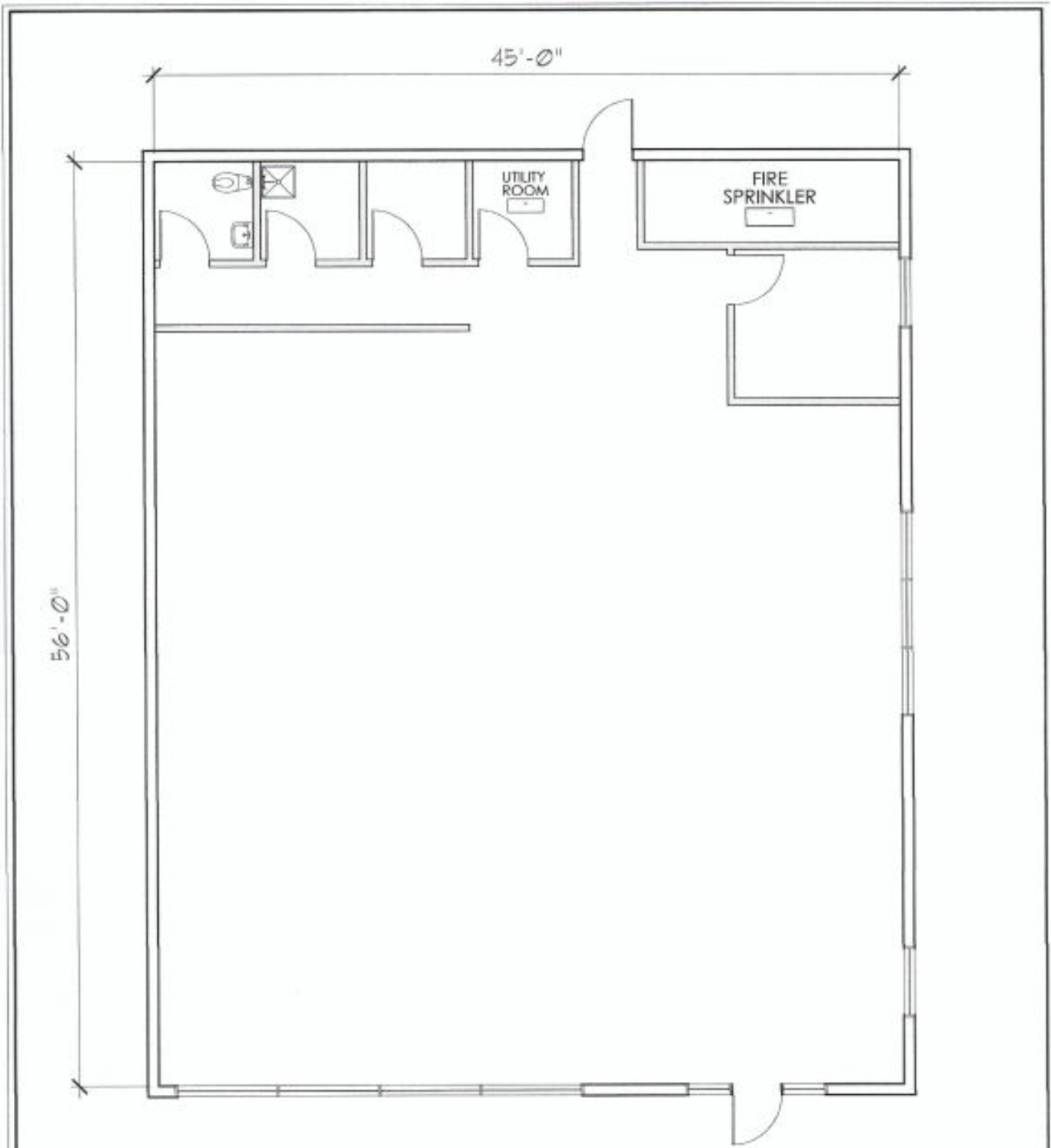
PROTO GROUP

110 Washington Avenue, 4th Floor
North Haven, CT 06473
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7.1.2024

The information contained in this listing has been assembled from various sources of varying degrees of reliability. Any information that is critical to a buying or leasing decision should be independently verified.

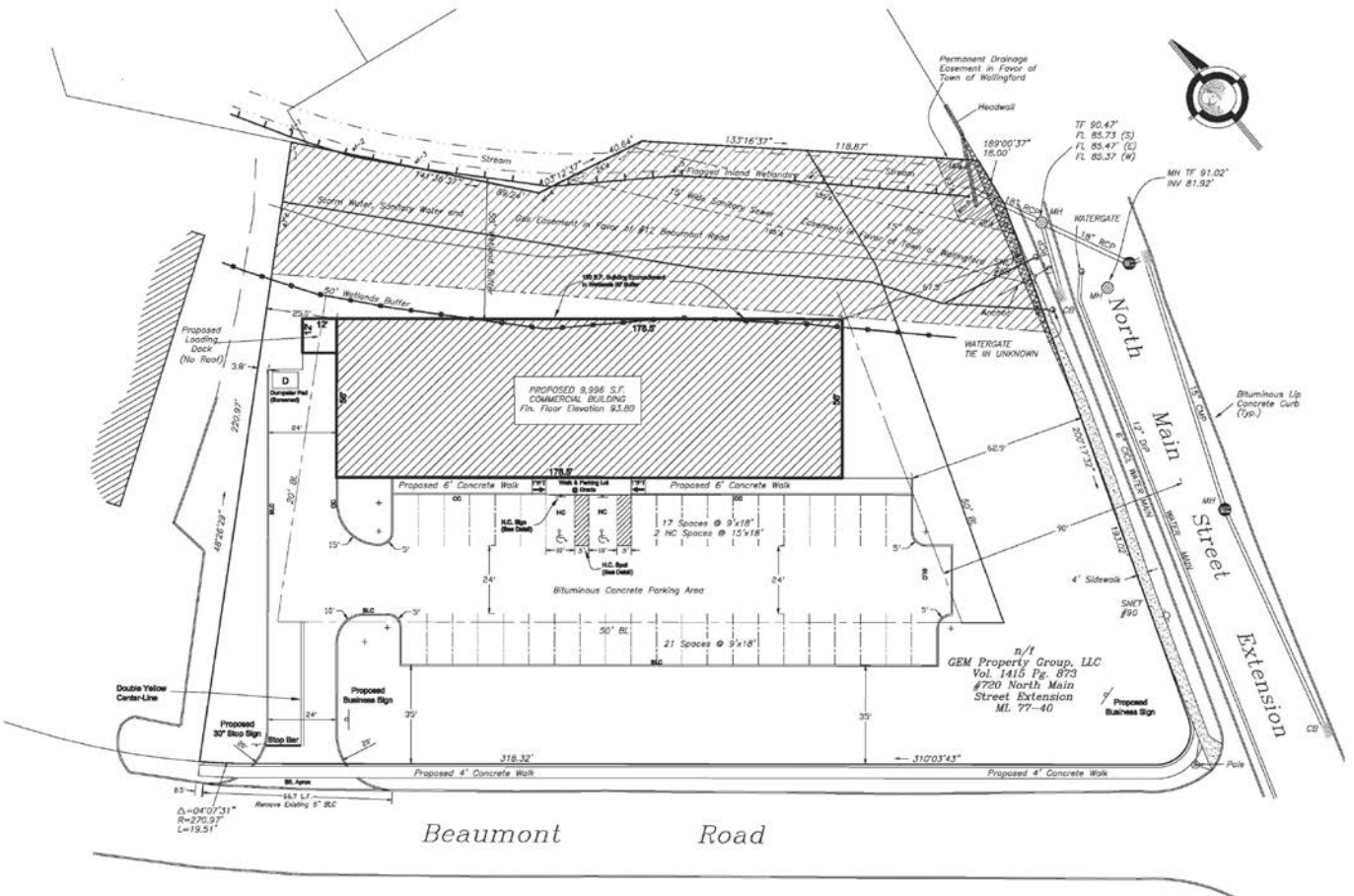
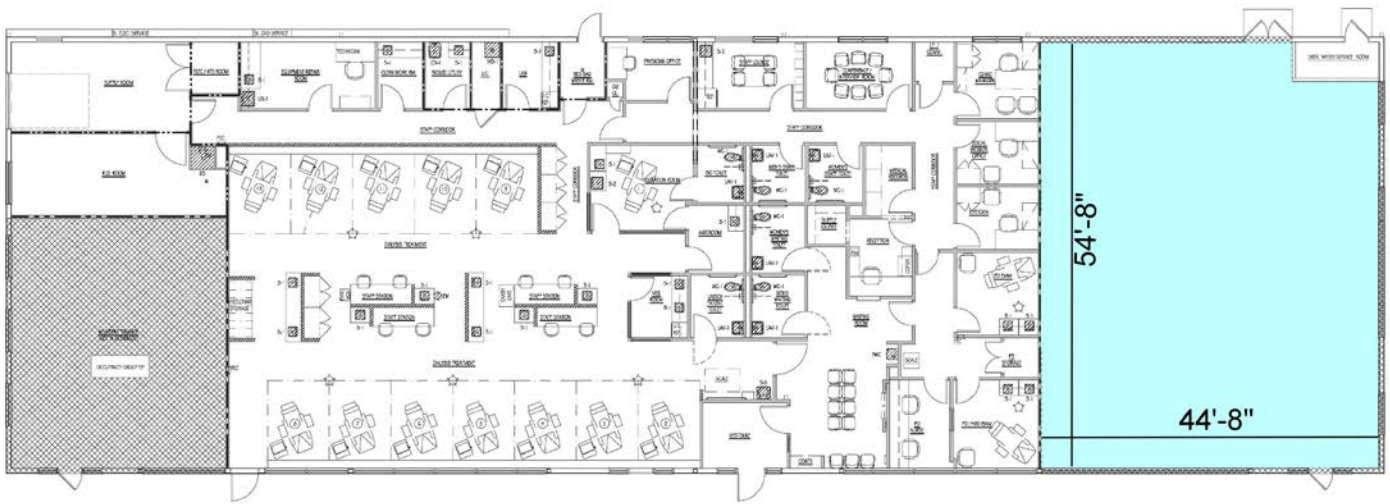


DRAWING No.
Unit #1
SCALE: N.T.S
DATE: 3-18-2024

ADDRESS:
720 North Main Street - Unit #1
Wallingford, CT 06492
Dwg Title: FLOOR PLAN - 2,500 SF



720 North Main Street Extension - Wallingford, CT



720 N. Main Street Ext., Wallingford, Connecticut 06492

\$16



Active Office, Retail

Office, Retail		DOM / CDOM:	1 / 1
Listing ID :	24029785	County:	New Haven
Parcel Number:	2044658	Neighborhood:	N/A
		Is also for Sale/Lease:	/

Overview

10,000 SF retail/office building at the corner of North Main Street Extension and Beaumont Road. 7,500 sf is leased to Wallingford Dialysis. 2,500 sf end cap is still available.

Private Remarks

Structural/Parking Information

Year Built:	2014	Construction:	Other
Number of Stories:		Roof:	Other
Number of Units:	4	Foundation:	
Number of Tenants:		Flooring:	
ADA Compliant/Handicap Features:	/	Ceiling Height:	
SqFt/SqFt Source:	9,996/Public Records	# of Restrooms:	
Space is Subdividable:		# of Loading Docks:	
Covered Parking Space:		# of Overhead Doors:	
Uncovered Parking Space:		Office SqFt:	
Total Parking Spaces:		Retail SqFt:	2500
Parking Spaces per 1,000 SqFt:		Industrial SqFt:	
Garage/Parking Info:		Warehouse SqFt:	
Commercial Features:		Residential SqFt:	
Exterior Features:		Additional SqFt Available:	

Building Information

Present Use:	Tax Year:
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Lease Information

Landlord Options:		Tenant Responsibilities:	All Utilities, Common Area Maintenance, Mechanicals, Real Estate Taxes, Trash Service
Landlord Requirements:	N/A	Security Deposit Info:	
Landlord Responsibilities:		Build Out Allowance:	
Landlord Responsibilities:	Flexible Lease Terms	Monthly Lease \$:	
		Remaining Years on Lease:	

Utility Information

Heat Type/Fuel:	Hot Air/Natural Gas	Available Utilities:	Electric, Gas, Telephone, Cable
Cooling:	Central Air	Electric Voltage:	
Hot Water System:		Electric Amperage:	200
Water Service:	Public Water Connected	Electric Phases:	
Sewer Service:		# of Electrical Services:	

Lot & Location

Acres:	1.47	Lot Description:	
Zoning:	Per Town	In Flood Zone:	
Location:	Suburban	Elevation Certificate:	
Road Frontage Description:	Paved Road	Available Documents:	Brochure, Demographic Data

Walk Score® : 48 Car-Dependent - Most errands require a car

Listing Information

Showing Instructions: Call listing broker
 Lock Box Description: Call List Office
 Lock Box Location: _____
 Directions: Route 5 to Beaumont Rd corner of North Main Street Extension
 Sign: Yes
 Owner Name / Phone: Withheld /
 Occupied By: Vacant

Listing Contract Type: Exclusive Right to Lease Listing Agreement
 Service Type: Full Service
 Buyer Agency Compensation: \$1
 Additional Compensation Info: _____
 Compensation Notes: Call broker for brokerage fees
 Variable Compensation / Reserved Prospect: No / No
 Date Available: TBD
 Potential Short Sale / Comments: /
 The following items are not included in this sale: _____

Property Management

Property Management Type: _____
 Property Management Company: _____
 Property Management Company Phone: _____

Property Manager: _____
 Property Manager Phone/Email: /

Listing Agent/Broker Information

List Agent: Louis Proto (PROTOLO)
 List Agent Phone: (203) 234-6371
 List Agent Email: proto@theprotogroup.com
 List Agent License: REB.0754233
 List Agent Website: _____

List Office: Proto Group LLC The (PROT30)
 List Office Phone: (203) 234-6371
 List Office Website: _____

Marketing History

List Price: \$16
 Previous List Price: \$16
 Original List Price: \$16
 Price Last Updated: _____
 List Price as % of Assessed Value: _____

Entered in MLS: 07/02/2024
 Listing Contract Date: 07/01/2024
 Listing Last Updated: 07/02/2024
 Expiration Date: _____
 Sale Financing: _____

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