

**Available  
For Sale or  
For Lease**

**RETAIL & OFFICE SPACE  
ON MAIN STREET  
DEEP RIVER, CONNECTICUT**



- Retail end cap of 1,433 SF
- Co-tenancy with Dunkin' Donuts
- Next to Walgreens
- Great Access & Parking
- Prime Town Center Location

**CONTACT:**

Timothy Londregan  
P.O. Box 426  
Old Saybrook, CT 06475  
(860) 388-9100, Ext 1  
tim@londregan.com



# RETAIL & OFFICE

**ADDRESS:** 190 Main Street, Deep River, Connecticut.

**LOCATION:** In the center of Deep River on Route 154 next to Walgreens and opposite Adam's grocery store.

**PROXIMITY:** Very close proximity to Town Hall, U.S. Post Office and Route 9.

**AVAILABILITY:**

- 1,433 SF end cap retail space for lease.
- 833 SF office space for lease.
- 5,476 total SF retail and office complex for purchase.

**ACRES:** .5 Acre.

**DESCRIPTION:** Newly reconstructed from the inside out in 2006-2007.

**PARKING:** 23 parking spaces.

**FEATURES:**

- Beautifully landscaped with irrigation
- Handicapped access
- Rooftop HVAC units
- Fire alarmed with central monitoring
- Great visibility on Main Street
- Shared access with Walgreens
- Ample parking
- Co-tenancy with Dunkin' Donuts

**TRAFFIC COUNT:** 5,800 average daily count.

<b>DEMOGRAPHICS:</b>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	2,657	10,391	20,113
Total Households:	1,156	4,555	8,631
Median Household Income:	\$70,160	\$71,557	\$71,710
Total Daytime Population:	2,718	10,743	21,768

**UTILITIES:** Municipal water and sewer. Electricity, cable TV, DSL. All units are separately metered. Underground propane tank for Dunkin' Donuts. Individual rooftop HVAC electric heat pumps.

**ZONING:** GCD - General Commercial District.

**FOR LEASE:** Retail storefront: \$15/SF NNN  
Office space: \$10/SF NNN

**FOR PURCHASE:** \$1,200,000

**OCCUPANCY:** Immediate

**For more information, please contact:**

**Timothy Londregan**

**LONDREGAN COMMERCIAL  
REAL ESTATE GROUP**

P.O. Box 426, Old Saybrook, CT 06475

Phone: (860) 388-9100, Ext. 1

Cell: (860) 460-9666 / Fax: (860) 388-3584

tim@londregan.com

**BROKERS PARTICIPATION INVITED**

All information stated is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice.





- Three Retail Stores
- Handsome Architecture
- Ample Parking



- Next door to Walgreens
- Directly on Main Street
- High Visibility
- In the heart of Downtown Deep River



- Across the street from Adam's Grocery Store







