



S.M. TROMBINO PROPERTIES

RESTAURANT PAD SITE FOR LEASE IDEAL FOR NATIONAL CHAIN



- **2 ACRES ZONED HIGHWAY COMMERCIAL**
- **16 ADJOINING ACRES AVAILABLE FOR BUILD OUT**
- **LOCATED AT CT EXIT 93 / A FULL INTERCHANGE EXIT**
- **EXIT 93 TAKEN FOR FOXWOODS, MOHEGAN SUN & RI BEACHES**
- **RT 95 VISIBILITY WITH HIGH PYLON SIGNAGE IN PLACE**
- **47,200 VEHICLES AVERAGE DAILY TRAFFIC COUNT**
- **FORMER HOWARD JOHNSONS RESTAURANT**
- **LAST REMAINING UNDEVELOPED PARCEL IN THIS RT 95 CORRIDOR**
- **ADJOINING EXITS CURRENTLY BEING DEVELOPED TO CAPACITY**

**\$75K PER YEAR NNN—NEGOTIABLE TERMS FOR
FIRST TWO YEARS OF LONG TERM LEASE**

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