

FOR LEASE | 1,290± SF RETAIL SPACE

ACTIVE NEIGHBORHOOD SHOPPING CENTER | CLOSE TO HIGHWAY

Brushy Hill Plaza, 4-12 Brushy Plain Road, Branford, CT 06405

LEASE RATE: \$17/SF Gross + Utilities

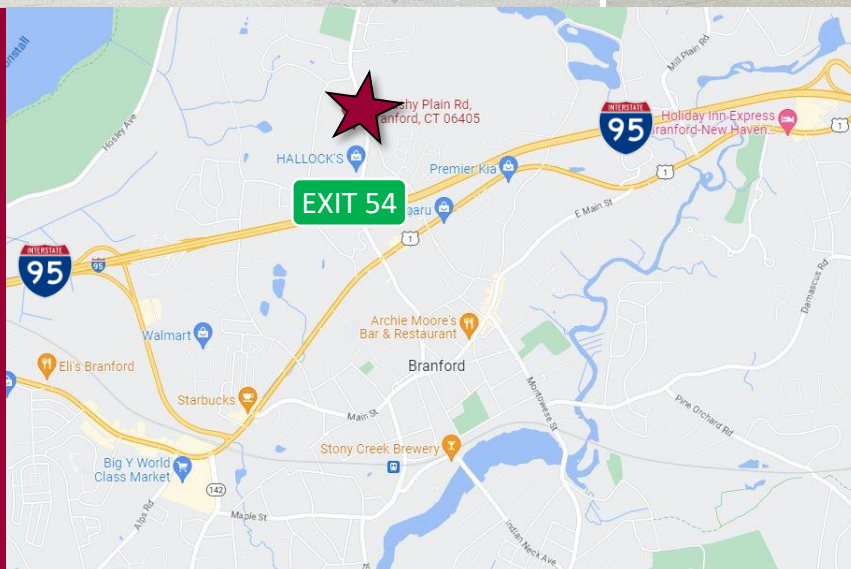


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Active Neighborhood Retail Center
- **1 Suite available for Lease**
 - **1,290± SF - #112**
- Surrounded by residential condominiums
- Central Air throughout
- Zoning: BR
- Convenient to I-95 at Exit 54, Cedar Street

For more information contact:

Will Braun | 203-804-6001 | wbraun@orlcommercial.com or Sam Crampton | 203-343-8426 | scrampton@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLDG AREA 9,760± SF
AVAILABLE AREA 1,290± SF
NUMBER OF FLOORS 1
CONSTRUCTION Wood Frame
YEAR BUILT 1986

SITE INFORMATION

SITE AREA 4.74± Acres
ZONING BR
PARKING Ample Open Parking
SIGNAGE Building
VISIBILITY Excellent
HWY ACCESS I-95, Exit 54

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Yes

EXPENSES

RE TAXES ☐ Tenant ☒ Landlord
UTILITIES ☒ Tenant ☐ Landlord
INSURANCE ☐ Tenant ☒ Landlord
MAINTENANCE ☐ Tenant ☒ Landlord
JANITORIAL ☒ Tenant ☐ Landlord

OTHER TENANTS

Lion City Chinese Food Restaurant, Perkatory Coffee Shop, Mur Salon (hair salon), Happy Tails Pet Grooming, Studio One Dance Center, Brushy Hill Laundry & Dry Cleaning, Fantastic Diving, and more.

COMMENTS

O,R&L Commercial is pleased to offer 1 Retail suite for Lease 1,290± SF located in the Brushy Hill Plaza, an active neighborhood retail center surrounded by residential condominiums (The Village at Brushy Hill). This property is convenient to I-95 at Exit 54, Cedar Street.

DIRECTIONS

I-95 to Exit 54 (Cedar Street), turns into Brushy Plain Road, left into The Village at Brushy Hill. 1,290± SF suite is in building on left.

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