

FOR LEASE | PRIME RETAIL SPACE – DOWNTOWN NEW HAVEN

2,762± SF AVAILABLE - DIVISIBLE TO APPROX. 1,300± SF

824 Chapel Street, New Haven, CT 06510

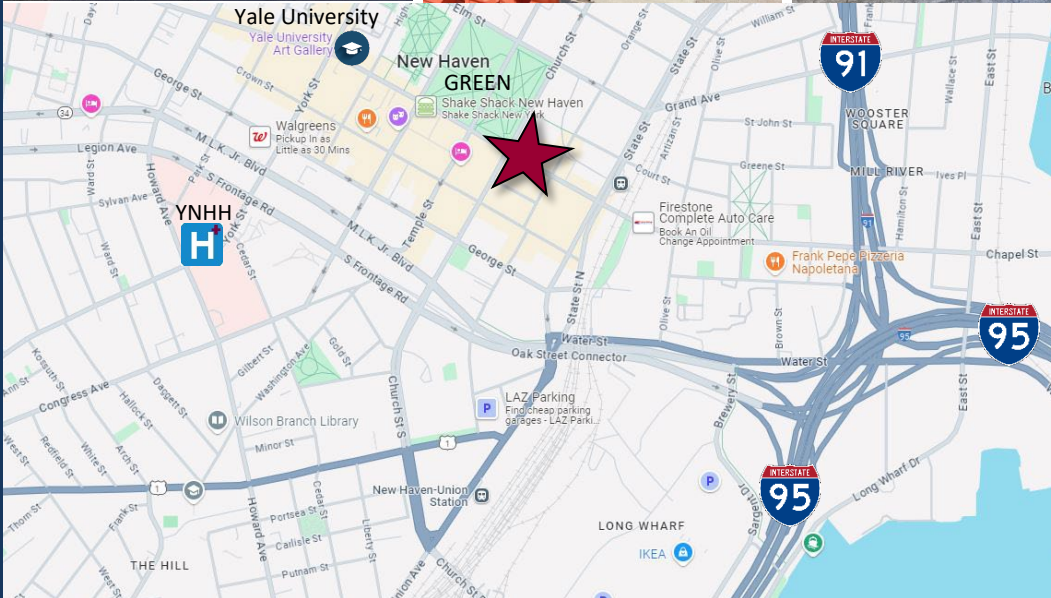
LEASE RATE: \$28/SF Modified Gross



Ranked in Top 50
Commercial Firms in U.S.



Proposed New Facade



Property Highlights

- Prime Downtown New Haven Location
- Situated on the edge of New Haven Green
- **2,762± SF Street Level Retail Space for Lease**
- **Divisible to 1,300± SF**
- Yale Community
- High Traffic & Visibility
- Adjacent to 162-Unit Student Housing Development Currently Under Construction
- Close Proximity to over 1,000 Residential Units Currently Under Construction
- Many area amenities

For more information contact:

Will Braun | 203-804-6001 | wbraun@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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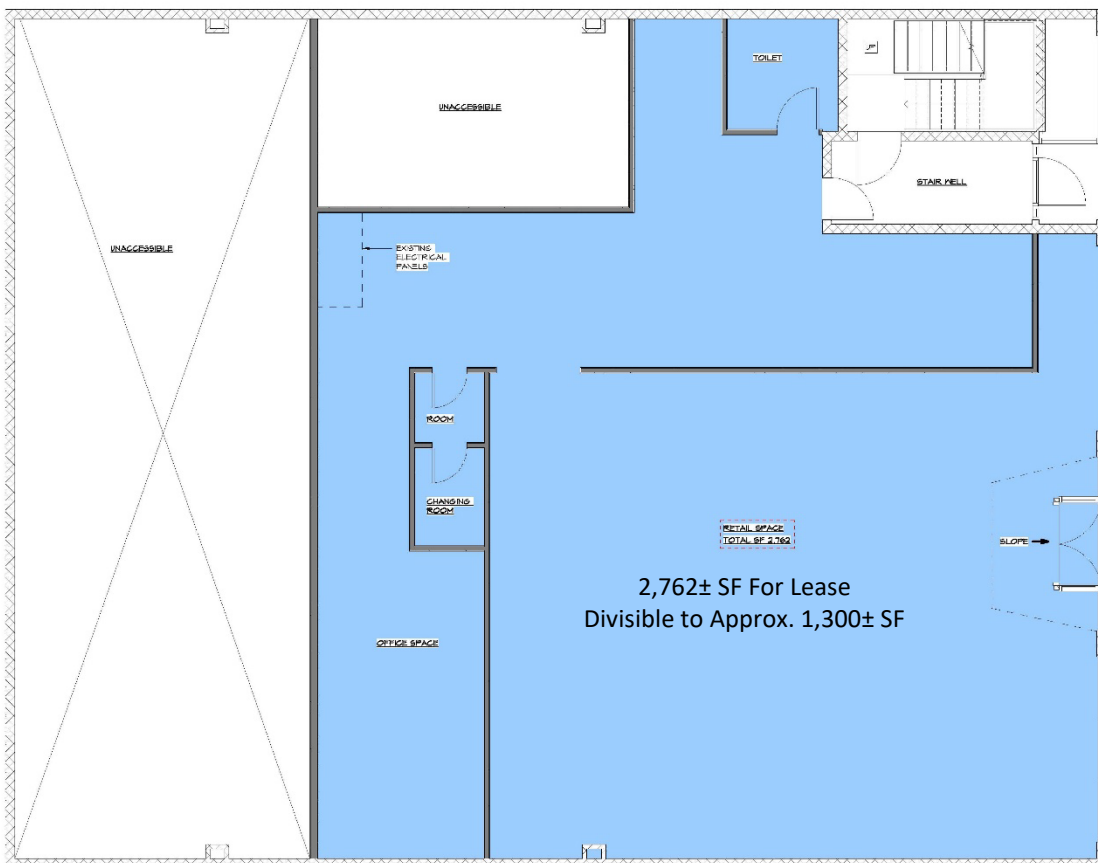


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 - Shopping
 - Banking
 - Dining



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BUILDING INFORMATION

GROSS BLDG AREA 10,639± SF
AVAILABLE AREA 2,762± SF
WILL SUBDIVIDE TO 1,300± SF
NUMBER OF FLOORS 2
CONSTRUCTION Masonry
ROOF T&G Rubber
YEAR BUILT 1900

SITE INFORMATION

SITE AREA 0.51± Acres
ZONING BD1
PARKING
SIGNAGE Building
VISIBILITY Excellent
HWY ACCESS I-95 & I-91

MECHANICAL EQUIPMENT

AIR CONDITIONING Partial
TYPE OF HEAT Oil/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

DIRECTIONS

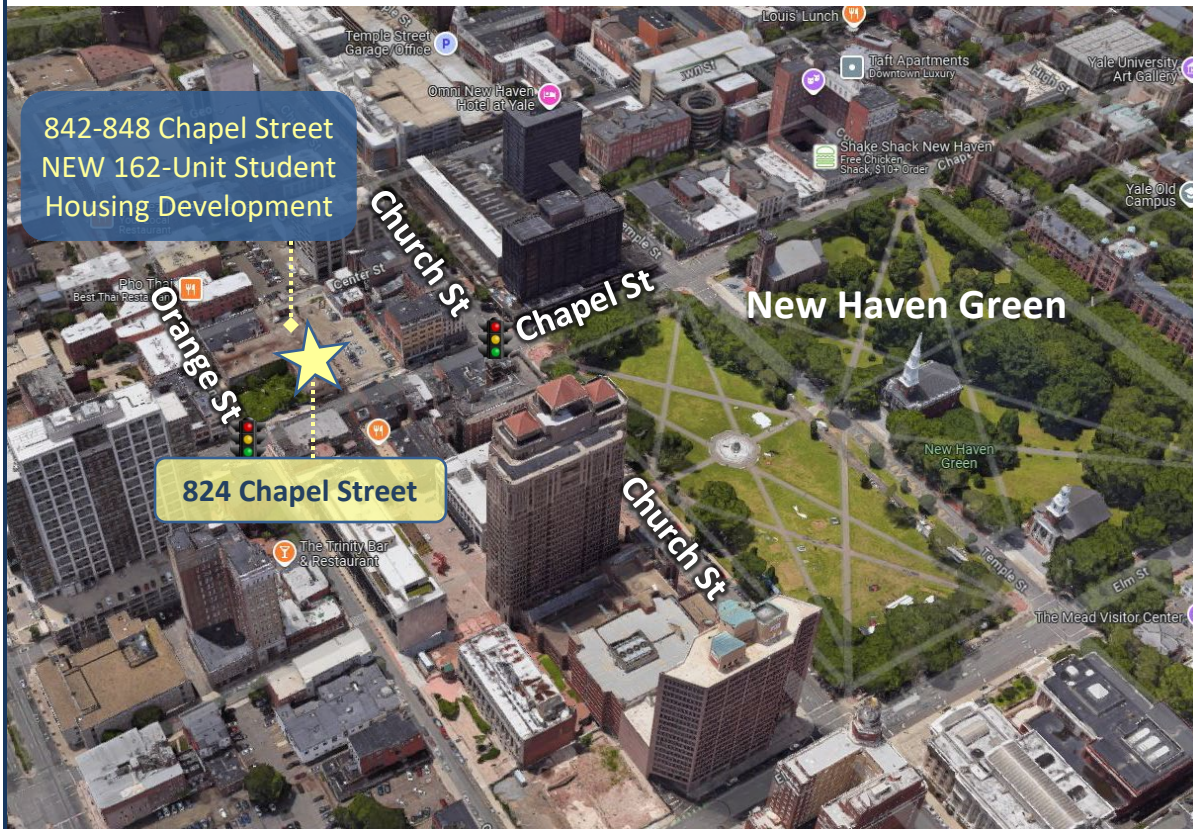
I-95 to Exit 47 toward Martin Luther King Blvd/Downtown New Haven to Oak St Connector to Church St to Chapel St.

COMMENTS

O,R&L Commercial is pleased to offer 2,762± SF (divisible to approximately 1,300± SF) of street level Retail space for Lease located at 824 Chapel Street in downtown New Haven. Located in one of the highest trafficked and developing areas of the city, a 162-unit student housing development is currently under construction directly adjacent to this property and set to be completed in 2024. One block away is the ever popular Elm City Market, along with the 360 State high-rise consisting of 500 residential apartments. Walking distance to Yale University's campus, as well as the New Haven town green and Yale New Haven Hospital.

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