

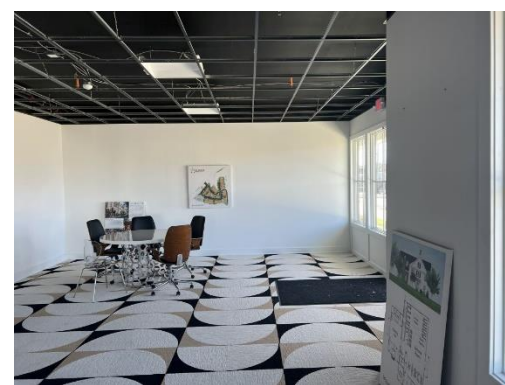
FOR LEASE | NEW RETAIL / OFFICE SPACE FOR LEASE IN NEIGHBORHOOD SETTING
 3 UNITS: 1,286± SF, 1,291± SF (Contiguous to 2,577± SF) & 1,227± SF



367-383 East Main Street, Branford, CT 06405

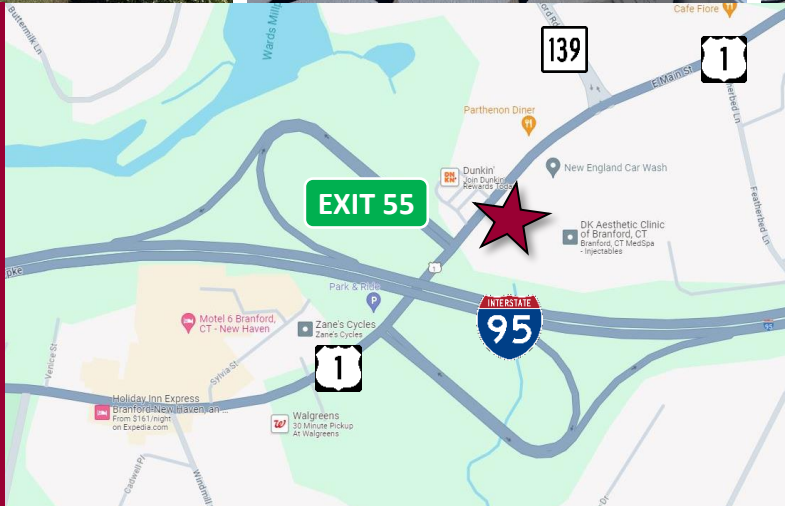
LEASE RATE: \$28.00/SF Gross + Electric

Ranked in Top 50
 Commercial Firms in U.S.



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Property Highlights

- New Construction Retail / Office Space for Lease
- Neighborhood Setting Surrounded by Residential Apartments
- 3 Retail / Office Spaces:
 - Unit 1: 1,286± SF
 - Unit 2: 1,291± SF
 - Contiguous to 2,577± SF
 - Unit 3: 1,227± SF
- Route 1 Location
- ADT: 19,500± SF
- Many area amenities nearby

For more information contact:

Frank Hird, SIOR | 203-643-1033 | fhird@orlcommercial.com or 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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BUILDING INFORMATION

AVAILABLE AREA	3,804± SF
MAX CONTIGUOUS AREA	2,577± SF
MINIMUM AREA	1,227± SF
NUMBER OF FLOORS	Ground Floor Retail
CONSTRUCTION	Wood Frame
ROOF TYPE	Asphalt Shingles
YEAR BUILT	2024

SITE INFORMATION

SITE AREA	9.44± Acres
ZONING	BL
PARKING	Open Parking
SIGNAGE	Building
VISIBILITY	Excellent
FRONTAGE	400±
HWY ACCESS	I-95
TRAFFIC COUNT	19,500±

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Electric, Heat Pump
ELECTRIC SERVICE	125amps

UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Yes

EXPENSES

RE TAXES	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
MAINTENANCE	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord

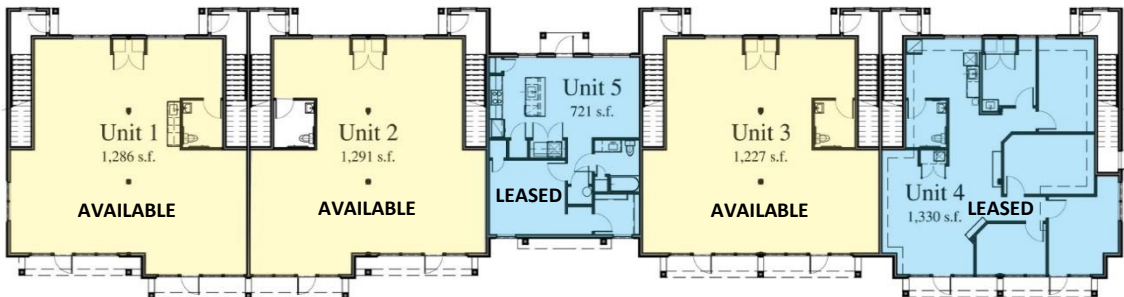
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- Route 1 Location
- ADT: 19,500± SF
- Many area amenities nearby
 - Shopping
 - Banking
 - Dining

COMMENTS O,R&L Commercial is pleased to present 3 Retail / Office spaces for Lease located in a newly built Mixed-Use neighborhood development on East Main Street / Route 1 in Branford, CT. The availability consists of 3 units: Unit 1 - 1,286 SF, Unit 2 - 1,291 SF (contiguous to 2,577 SF), & Unit 3 - 1,227 SF. This newly built construction features excellent visibility along East Main Street in Branford. The property has over 400 feet of frontage overlooking Route 1 with an average daily traffic of approximately 19,500. This is a busy area of Route 1 surrounded by many amenities with easy access to Route 139 and highways.

AREA RETAIL DK Aesthetic Clinic, Parthenon Diner, Café Fiore (restaurant), New England Car Wash, Automotive Excellence, Branford Wine & Spirits, Dunkin', Mobil, Gourmet Wok, Zane's Cycles, & Walgreens

DIRECTIONS I-95 to Exit 55 to East Main Street / Route 1



Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



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