

FOR LEASE | 2,800± SF, 700± SF & 1,200± SF RETAIL SPACE

GREAT FRONTAGE ON ROUTE 1 IN BRANFORD



116 North Main Street, Branford, CT 06405

LEASE RATE: \$21/SF Gross + Utilities

Ranked in Top 50
Commercial Firms in U.S.



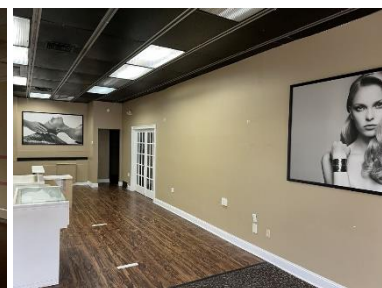
2,800± SF End Cap



1,200± SF Inline

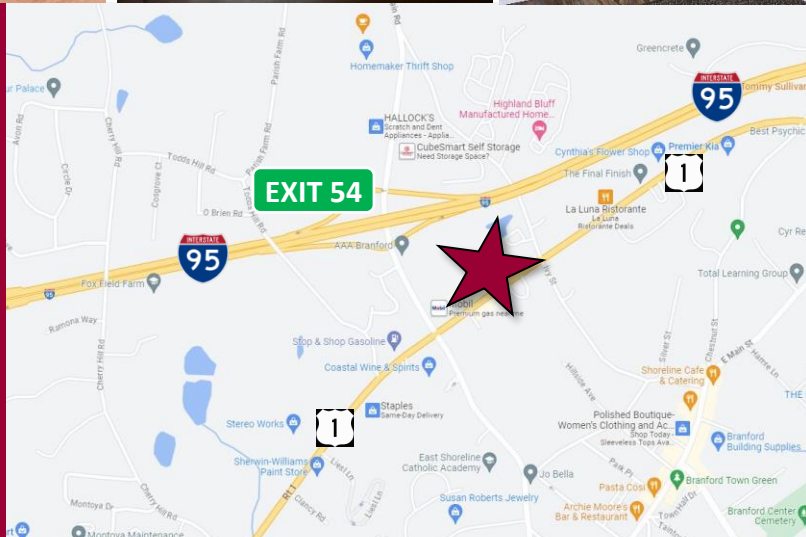


700± SF Inline



STAY UP TO DATE ON OUR LISTINGS!

Scan the QR Code below with the camera on your smart phone to sign-up for email notifications.



Property Highlights

- 4,700± SF Retail / Office spaces in 16,688± SF neighborhood center
- 3 Suites available for Lease
- **2,800± SF End Cap**
- **1,200± SF Inline Space**
 - Former Dance/Fitness Studio
- **700± SF Inline Space**
- Excellent visibility on Route 1
- Frontage: 250 Feet
- ADT: 12,351±
- Easy convenient access to I-95
- Many area amenities nearby
 - Shopping, Banking, Dining

For more information contact:

Will Braun | 203-804-6001 | wbraun@orlcommercial.com or Toby Brimberg | 203-640-5575 | tbrimberg@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.

FOR LEASE | 2,800± SF, 700± SF & 1,200± SF RETAIL SPACE

GREAT FRONTAGE ON ROUTE 1 IN BRANFORD



116 North Main Street, Branford, CT 06405

LEASE RATE: \$21/SF Gross + Utilities

Ranked in Top 50
Commercial Firms in U.S.

BUILDING INFORMATION

GROSS BLDG AREA	16,688± SF
AVAILABLE AREA	4,700± SF – 3 Suites
MAX CONTIGUOUS AREA	2,800± SF
MIN SF AVAILABLE	700± SF
NUMBER OF FLOORS	1
CONSTRUCTION	Block, Masonry
ROOF TYPE	Flat, T&G Rubber
YEAR BUILT	1954

SITE INFORMATION

SITE AREA	1.15± Acres
ZONING	BL
PARKING	Open Parking
SIGNAGE	Building, Pylon
VISIBILITY	Excellent
FRONTAGE	250' on Route 1
HWY ACCESS	I-95 Exit 54
TRAFFIC COUNT	12,351±

MECHANICAL EQUIPMENT

TYPE OF HEAT	Gas, Forced Air
AIR CONDITIONING	AC Split

UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Yes

EXPENSES

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

TAXES

ASSESSMENT	\$707,700
MILL RATE	29.89
TAXES	\$21,153.16

Property Highlights

- 4,700± SF Retail / Office spaces in 16,688± SF neighborhood center
- 3 Suites available for Lease
- 2,800± SF End Cap
- 1,200± SF Inline Space
 - Former Dance/Fitness Studio
- 700± SF Inline Space
- Excellent visibility on Route 1
- Frontage: 250 Feet
- ADT: 12,351±
- Easy convenient access to I-95
- Many area amenities nearby
 - Shopping, Banking, Dining

COMMENTS O,R&L Commercial is pleased to offer 4,700± SF of Retail / Office space for Lease in 3 Suites located in a 16,688± SF neighborhood strip center. Availabilities include: 2,800± SF End Cap and 2 inline spaces consisting of 1,200± SF and 700± SF. The property is located on Route 1 with great visibility and 250' of frontage with easy convenient access to I-95.

DIRECTIONS I-95 Exit 54 to Cedar Street to North Main St / Route 1



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



FIND US ON



For more information contact:

Will Braun | 203-804-6001 | wbraun@orlcommercial.com or Toby Brimberg | 203-640-5575 | tbrimberg@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.



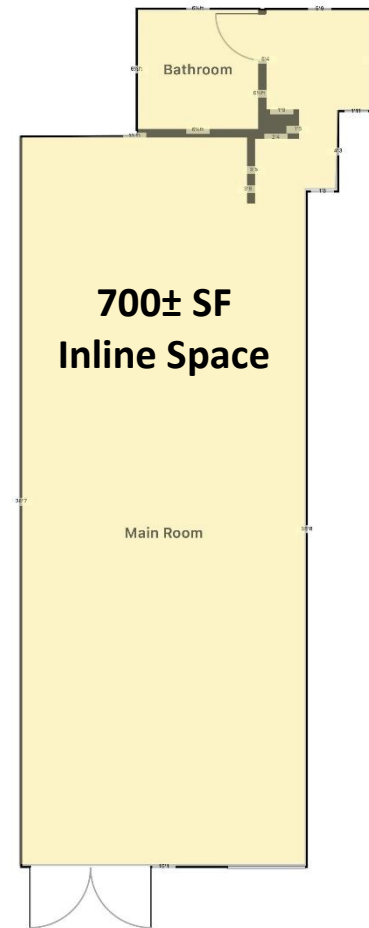
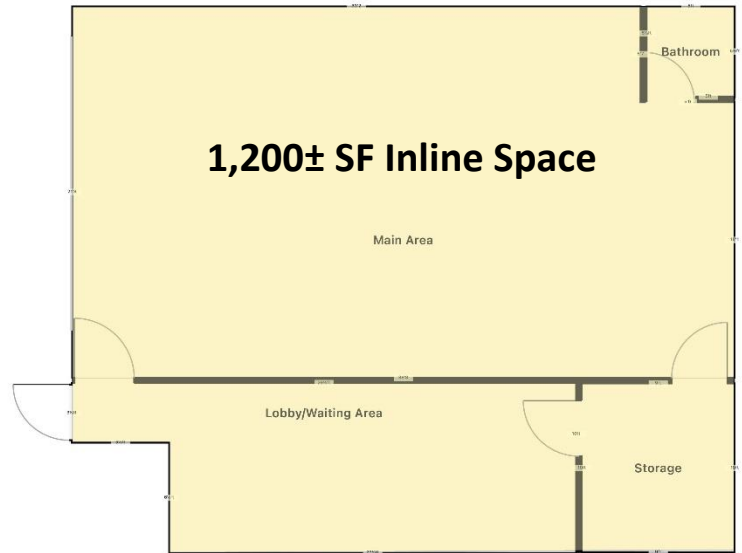
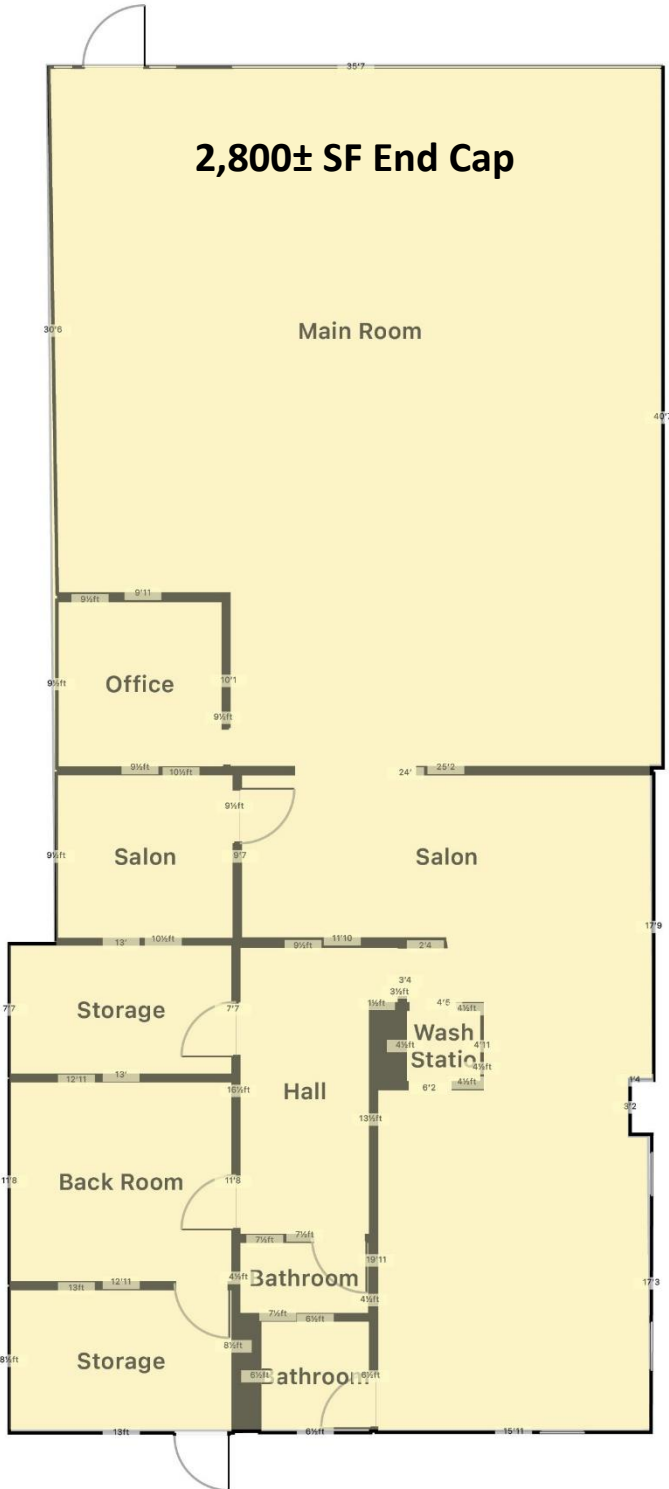
FOR LEASE | 2,800± SF, 700± SF & 1,200± SF RETAIL SPACE

GREAT FRONTAGE ON ROUTE 1 IN BRANFORD

116 North Main Street, Branford, CT 06405

LEASE RATE: \$21/SF Gross + Utilities

Ranked in Top 50
Commercial Firms in U.S.



For more information contact:

Will Braun | 203-804-6001 | wbraun@orlcommercial.com or Toby Brimberg | 203-640-5575 | tbrimberg@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.