

FOR LEASE | 2,800± SF RETAIL END CAP 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 Available



700± SF Inline



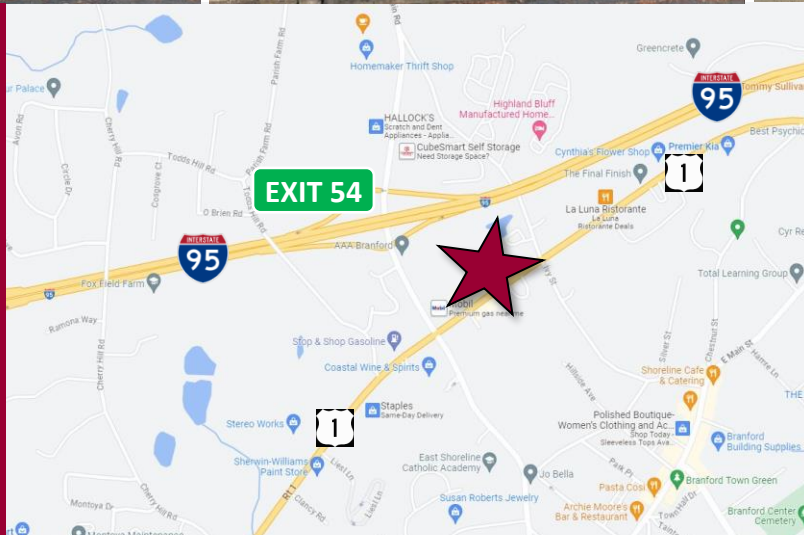
1,000± SF Inline



1,200± SF Inline

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Property Highlights

- 3,500± SF Retail / Office space in 16,688± SF neighborhood center
- 1 Suite available for Lease
- **2,800± SF End Cap**
- 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 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 16,688± SF
AVAILABLE AREA 2,800± SF – End Cap
MAX CONTIGUOUS AREA 2,800± SF
MIN SF AVAILABLE 2,800± 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 Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord

TAXES

ASSESSMENT \$707,700
MILL RATE 30.48
TAXES \$21,570.70

COMMENTS O,R&L Commercial is pleased to offer 2,800± SF end cap Retail / Office space for Lease located in a 16,688± SF neighborhood strip center. 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

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FIND US ON



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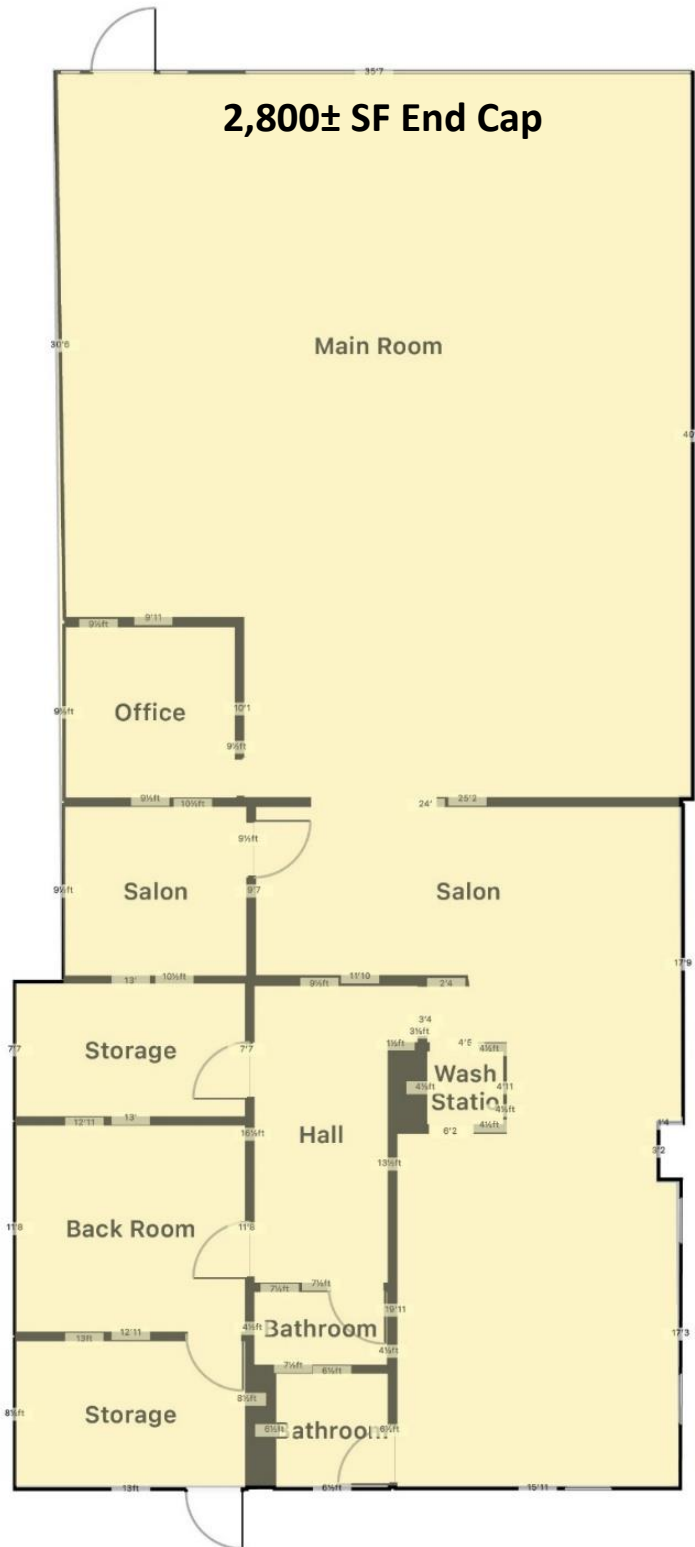


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