

# FOR LEASE | 1,200± SF RETAIL SPACE NEIGHBORHOOD RETAIL CENTER | ROUTE 80 LOCATION

1715 Foxon Road, North Branford, CT 06471

LEASE RATE: \$15.00/SF Gross + Utilities & Janitorial

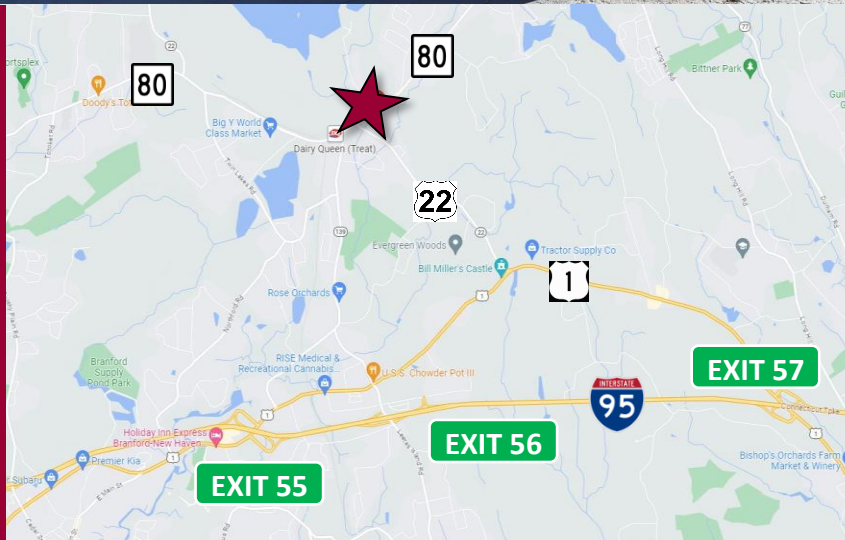


Ranked in Top 50  
Commercial Firms in U.S.



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## Property Highlights

- Neighborhood Shopping Center
- Route 80 Location
- 1,200± SF of Retail Space For Lease
- Frontage: 250'
- ADT: 15,628±
- Many area amenities
  - Shopping
  - Banking
  - Dining

For more information contact: Will Braun | 203-804-6001 | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

O, R & L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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 10,826± SF  
 AVAILABLE AREA 1,200± SF  
 MAX CONTIGUOUS AREA 1,200± SF  
 WILL SUBDIVIDE TO 1,200± SF  
 NUMBER OF FLOORS 1  
 CONSTRUCTION Brick, Masonry  
 ROOF TYPE T&G  
 YEAR BUILT 1969

### SITE INFORMATION

SITE AREA 2.41± Acres  
 ZONING B2  
 PARKING Open, Ample Parking  
 SIGNAGE Pylon, Building  
 VISIBILITY Excellent  
 FRONTAGE 250'  
 HWY ACCESS I-95  
 TRAFFIC COUNT 15,628±

### 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

### TAXES

ASSESSMENT \$769,200  
 MILL RATE 17.26  
 TAXES \$13,276.39

**COMMENTS** O,R&L Commercial is pleased to offer 1,200±SF of Retail space located in a neighborhood shopping center directly on Route 80 / Foxon Road with ADT of 15,628±. The center has 250 Feet of Frontage on Route 80 with excellent visibility.

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