

# INVESTMENT OPPORTUNITY | 6,945± SF RETAIL BUILDING

**HIGH TRAFFIC RETAIL AREA: 46,200 ADT | HIGHWAY VISIBILITY & HIGHWAY SIGNAGE**

96 Frontage Road, East Haven, CT 06512

SALE PRICE: \$2,695,000 | CAP RATE: 6.71% | FULLY LEASED | LONG-TERM LEASES

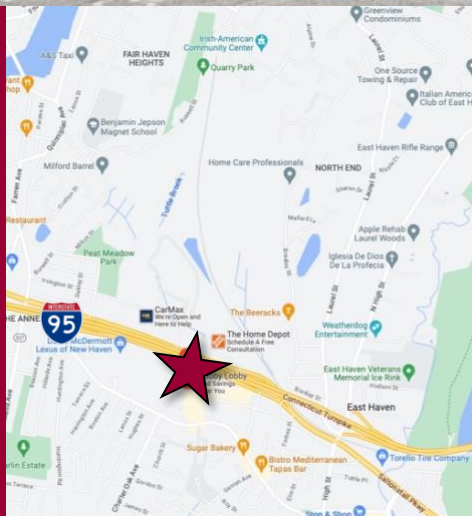


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## HIGHWAY SIGNAGE



## Property Highlights

- 6,945± SF Building
- Fully Leased
- 1 Story
- 0.74 Acre
- Signage:
  - On-Building
  - Pylons
- Traffic:
  - Frontage Rd: 46,200 ADT
  - I-95: 64,000 ADT
- High Retail Area
- I-95, Exit 51

For more information contact: Luke Massirio | 860-761-6016 | [lmassirio@orlcommercial.com](mailto:lmassirio@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

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Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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## BUILDING INFORMATION

GROSS BLD. AREA 6,945± SF  
 AVAILABLE AREA 6,945± SF  
 NUMBER OF FLOORS 1  
 CONSTRUCTION Concrete Block  
 ROOF TYPE Flat, Rolled Asphalt  
 YEAR BUILT 1995

## SITE INFORMATION

SITE AREA 0.74 Acre  
 ZONING CC  
 PARKING 34 Spaces | 4.9/1000  
 SIGNAGE On-Building & Pylons  
 VISIBILITY Excellent  
 FRONTAGE 218'  
 HWY.ACCESS I-95, Exit 51  
 TRAFFIC COUNT 46,200 ADT – Frontage Rd  
 64,000 ADT – I-95

## MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air (2 new HVAC units)  
 TYPE OF HEAT Gas, Forced Hot Air  
 SPRINKLERED TBD  
 ELECTRIC SERVICE 100, 200, 600 A / 120/208 V

## UTILITIES

SEWER Public  
 WATER Public  
 GAS Yes

## OTHER TENANTS

Dunkin', Cigar Vault, Niu Sushi & Ramen

## AREA RETAIL

Big Lots, Hobby Lobby, TJ Maxx, Dollar Tree, Home Depot, AutoZone, McDonald's, Wendy's, Chili's

## TAXES

ASSESSMENT \$1,394,400  
 MILL RATE 33.44  
 TAXES \$46,629

**COMMENTS** Situated in a high traffic retail area. Ample parking with highway visibility and highway signage available. Fully leased with long-term leases.

**DIRECTIONS** I-95, Exit 51. Property is on the Right.

## Property Highlights

- 6,945± SF Building
- Fully Leased
- 1 Story
- 2 New HVAC Units
- 0.74 Acre
- Signage:
  - On-Building
  - Pylons
- Traffic:
  - Frontage Rd: 46,200 ADT
  - I-95: 64,000 ADT
- High Retail Area
- I-95, Exit 51
- Many area amenities
  - Shopping, Banking, Dining



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