

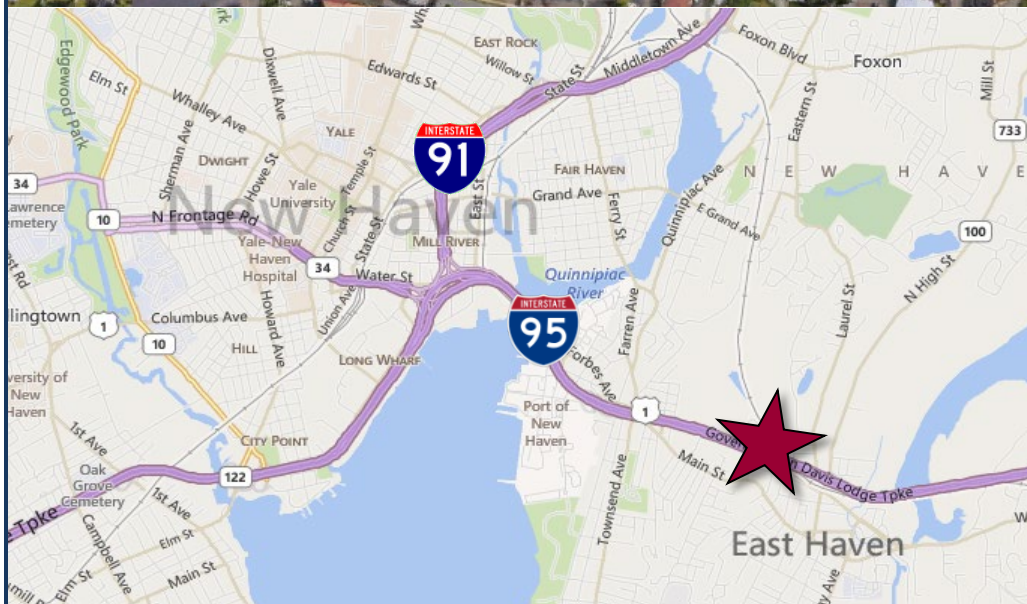
FOR LEASE | 2,070± SF INLINE & 2,500-5,000± SF END CAP ACTIVE RETAIL SHOPPING CENTER VISIBLE FROM I-95



15-65 Frontage Road, East Haven, CT 06512

LEASE RATE: Price Upon Request

Ranked in Top 50
Commercial Firms in U.S.



- ### Property Highlights
- Retail space for Lease
 - 5,000± SF End Cap Available
 - Divisible to 2,500± SF
 - 2,070± SF Inline space
 - 54,371± SF Retail Center
 - Shadow Anchored by Home Depot
 - Anchored by AutoZone & Wendy's
 - 430 Parking spaces 7.92/1,000
 - Visible from & easy access to I-95
 - ADT: 175,000± on I-95
 - ADT: 22,000± on Frontage Road
 - Many area amenities

For more information contact:

Toby Brimberg | 203-643-1116 or 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.

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BUILDING INFORMATION

GROSS BLDG AREA 54,371± SF
 AVAILABLE AREA 5,000± SF & 2,070± SF
 WILL SUBDIVIDE TO 2,070± SF
 NUMBER OF FLOORS 1
 CLEAR HEIGHT 10'
 CONSTRUCTION Concrete, Block
 ROOF TYPE Flat, Membrane
 YEAR BUILT 1975

SITE INFORMATION

SIGNAGE Pylon, Storefront
 ZONING CA-1
 PARKING 430 spaces
 VISIBILITY Excellent
 FRONTAGE 499'
 HWY.ACCESS I-95
 TRAFFIC COUNT 22,000±- Frontage Rd
 175,000±- I-95

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
 TYPE OF HEAT Gas, Forced Air
 SPRINKLERED Yes, wet

UTILITIES

SEWER Public Connected
 WATER Public Connected
 GAS Public Connected

EXPENSES

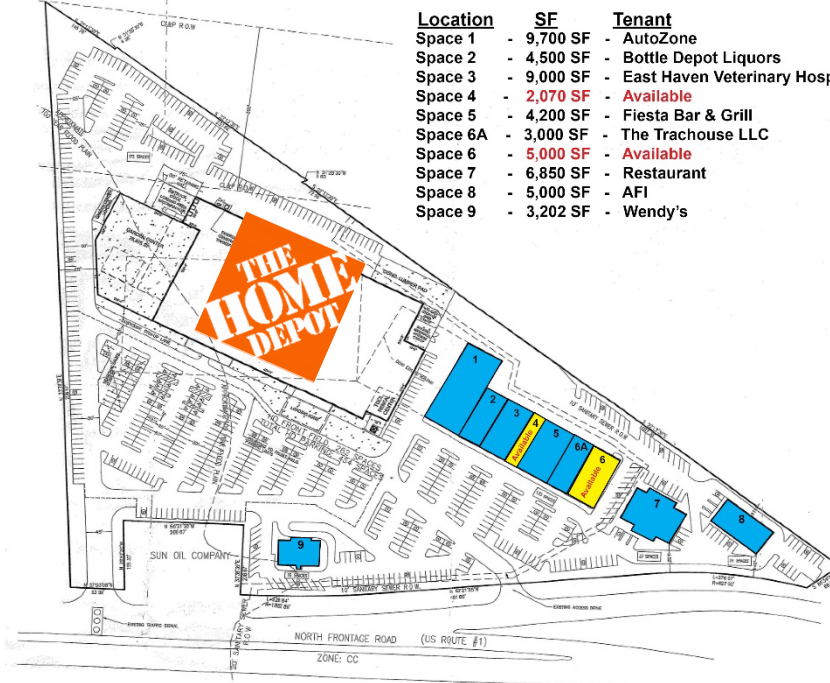
RE TAXES Tenant Landlord
 UTILITIES Tenant Landlord
 INSURANCE Tenant Landlord
 MAINTENANCE Tenant Landlord
 JANITORIAL Tenant Landlord



PLAZA RETAILERS Shadow anchored by Home Depot. Anchored by Wendy's & AutoZone.
 Other tenants: East Haven Veterinary Hospital, Bottle Depot Liquors, Trachouse Salon, Fiesta Bar & Grill, & a new Brazilian restaurant.

DIRECTIONS

I-95 to Exit 51 to Frontage Road



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