

# SALE / PARTIAL LEASEBACK OPPORTUNITY

61 North Main Street  
Branford, Connecticut 06405

6,197± SF Bank / Office Building



61 North Main Street in Branford, CT is a 6,197± SF 2-Story, Bank / Office Building located on 0.95± acres. Situated along bustling North Main Street, a section of Branford's Route 1, this property combines strategic location, excellent visibility and versatile leasing potential in one of the shoreline's most sought-after commercial real estate markets.

With the anchor tenant, **Guilford Savings Bank (GSB)** occupying 2,552± SF on the first floor, this offering is a rare Sale / Partial Leaseback opportunity.

## PROPERTY HIGHLIGHTS

Leasing Opportunities consist of:

**First Floor:** 1,801± RSF of premium retail or office space, ideal for complimentary businesses seeking a high-traffic, high visibility location.

**Second Floor:** 1,790± RSF of versatile office or professional space, perfect for service-based businesses or boutique firms looking to establish themselves in Branford's thriving business community.

**Prime Visibility:** Located on a main thoroughfare with significant daily traffic, providing unparalleled exposure.

**Proximity to Amenities:** Just minutes from Branford's vibrant town center, offering easy access to restaurants, shops, and public transportation.

**Connectivity:** Quick access to I-95 and Route 1, connecting Branford to the greater New Haven region and beyond.



Confidentiality Agreement



For more information, please contact:

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Ranked in Top 50  
Commercial Firms in U.S.

61 North Main Street  
Branford, Connecticut 06405

6,197± SF 2-Story Bank / Office Building  
Total Acreage: 0.95± Acre

SALE PRICE: \$1,400,000

For more information contact:

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