

LEASE

248 OXFORD ROAD
248 Oxford Road Oxford, CT 06478



OFFERING SUMMARY

Lease Rate:	\$4,120 per month (MG)
Available SF:	2,400 SF
Lot Size:	3.2 Acres
Number of Units:	7
Year Built:	1975
Zoning:	COMM

PROPERTY OVERVIEW

Turn-key 2,400 SF restaurant opportunity located in the Little River Shopping Center, just minutes from Quarry Walk. This fully built-out space is currently operating primarily as a ghost kitchen and is in excellent condition, offering a seamless transition for a new operator. The space features a high-quality build-out with over \$120,000 invested, available for \$50,000 key money along with assumption of the existing lease (approximately 84 months remaining). This space was the original location of Rose's Family Restaurant, offering a well-established layout ideal for a variety of uses including a traditional restaurant, ghost kitchen, or potential social club. Excellent opportunity for an operator seeking a cost-effective, ready-to-go space in a strong and growing retail corridor.

Tom Cavaliere
(203) 907-7800



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PROPERTY DESCRIPTION

Turn-key 2,400 SF restaurant opportunity located in the Little River Shopping Center, just minutes from Quarry Walk. This fully built-out space is currently operating primarily as a ghost kitchen and is in excellent condition, offering a seamless transition for a new operator. The space features a high-quality build-out with over \$120,000 invested, available for \$50,000 key money along with assumption of the existing lease (approximately 84 months remaining). This space was the original location of Rose's Family Restaurant, offering a well-established layout ideal for a variety of uses including a traditional restaurant, ghost kitchen, or potential social club. Excellent opportunity for an operator seeking a cost-effective, ready-to-go space in a strong and growing retail corridor.

LOCATION DESCRIPTION

Discover the charm of Oxford, CT, a quaint town with a rich history, and a picturesque setting that's perfect for a special purpose or school tenant. Surrounded by natural beauty, the area offers a serene and peaceful environment, conducive to learning and community engagement. Nearby, you'll find the historic Quaker Farms Schoolhouse, a testament to the town's deep roots, as well as local recreational spots like Jackson Cove Park and Southford Falls State Park, providing ample opportunities for outdoor education and exploration. With its welcoming community and access to nearby amenities, the location is ideal for creating a nurturing and inspiring educational environment.

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Tom Cavaliere, LIC # REB.0110396

Phone: (203) 907-7800

Email: tom.cavaliere@cbmoves.com



(203) 795-6000

248 Oxford Road, Oxford, CT 06478

\$4,120



Active

Retail

Commercial For Lease

Listing ID : **24169991**
Parcel Number: **1308221**

DOM / CDOM: **5 / 5**
County: **New Haven**
Neighborhood: **N/A**
Is also for Sale/Lease: **/**

Overview

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Private Remarks

Structural/Parking Information

Year Built:	1975	Construction:	Masonry
Number of Stories:		Roof:	Tar/Gravel
Number of Units:	7	Foundation:	Slab
Number of Tenants:		Flooring:	
ADA Compliant/Handicap Features:	/	Ceiling Height:	
SqFt/SqFt Source:	2,400/Owner	# of Restrooms:	1
Space is Subdividable:		# of Loading Docks:	
Covered Parking Space:		# of Overhead Doors:	
Uncovered Parking Space:		Office SqFt:	
Total Parking Spaces:		Retail SqFt:	
Parking Spaces per 1,000 SqFt:		Industrial SqFt:	
Garage/Parking Info:		Warehouse SqFt:	
Commercial Features:		Residential SqFt:	
Exterior Features:		Additional SqFt Available:	
		Additional Space Available YN:	

Building Information

Present Use: **Catering** Tax Year:

Business Information

Business Name: Year Business Established:
Number of Employees: Seating Capacity:
Conforming Use: Business Licenses:

Lease Information

Landlord Options:		Tenant Responsibilities:	All Utilities
Landlord Requirements:	Credit Check, Security Deposit, Lease Required	Security Deposit Info:	\$800
Landlord Responsibilities:		Build Out Allowance:	
Lease Info/Duration:	Flexible Lease Terms	Monthly Lease \$:	
Potential Use:		Remaining Years on Lease:	

HOA

Association Fee Provides:
Special Assessments / Details: **/**

Utility Information

Heat Type/Fuel:	Hot Air/Natural Gas	Available Utilities:	Electric, Gas
Cooling:	Central Air	Electric Voltage:	
Hot Water System:		Electric Amperage:	
Water Service:	Shared Well	Electric Phases:	
Sewage System:	Public Sewer Connected	# of Electrical Services:	
Annual Sewer Fee/Assessment:			

Lot & Location

Acres:	3.20	Lot Description:	N/A
Zoning:	COMM	In Flood Zone:	
Location:	Suburban	Elevation Certificate:	
Road Frontage Description:	State Road	Available Documents:	None
Road Frontage Feet Approx:		Traffic Count:	

Walk Score® : 51 Somewhat Walkable - Some errands can be accomplished on foot

Listing Information

Showing Instructions:	Please use showingtime.	Listing Contract Type:	Exclusive Right to Lease Listing Agreement
Lock Box Description:	SmartMLS Compatible Elec.	Service Type:	Full Service
Lock Box Location:	Front Door	Reserved Prospect:	No
Directions:	Rt 67 Little River Shopping Center	The Commission fields have been removed in accordance with the NAR Settlement, which requires compensation to be excluded in the MLS.	
Sign:	No	Click here for additional information	
Owner Name / Phone:	Withheld /	Date Available:	Negot
Occupied By:	Tenant	Potential Short Sale / Comments:	/

The following items are not included in this sale:

Property Management

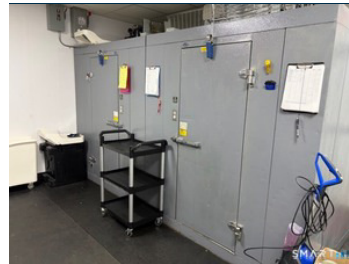
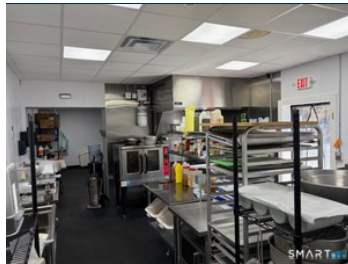
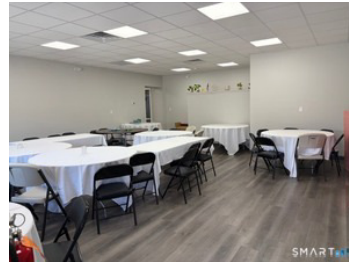
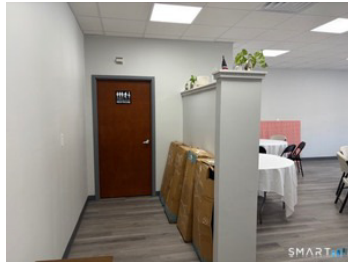
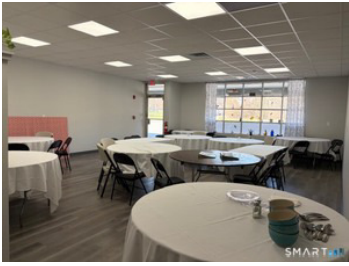
Property Management Type:		Property Manager:	
Property Management Company:		Property Manager Phone/Email:	/
Property Management Company Phone:			

Listing Agent/Broker Information

List Agent:	Tom Cavaliere (CAVALITH)	List Office:	Coldwell Banker Realty (CBRB34)
List Agent Phone:	(203) 907-7800	List Office Phone:	(203) 795-6000
List Agent Email:	tom.cavaliere@cbmoves.com	List Office Website:	https://www.coldwellbankerhomes.com/tri-states/
List Agent License:	REB.0110396		
List Agent Website:			

Marketing History

List Price:	\$4,120	Entered in MLS:	04/24/2026
Previous List Price:	\$4,120	Contract Effective Date:	04/24/2026
Original List Price:	\$4,120	Start Marketing Date:	04/24/2026
Price Last Updated:		Listing Last Updated:	04/24/2026
List Price as % of Assessed Value:		Expiration Date:	04/21/2027
		Sale Financing:	



Prepared By: Tom Cavaliere Lic.#:REB.0110396 | Coldwell Banker Realty | Office: (203) 795-6000 | 04/29/2026 01:06 PM

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TOM CAVALIERE

Comm Broker Associate

tom.cavaliere@cbmoves.com

Direct: **(203) 907-7800**

CT #REB.0110396

PROFESSIONAL BACKGROUND

Tom Cavaliere is a seasoned Broker Associate with Coldwell Banker Realty, bringing over four decades of expertise to the Connecticut real estate market. Since earning his broker's license in 1978, Tom has built a trusted reputation as an advisor to buyers, sellers, developers, investors, and commercial clients throughout the Greater New Haven and Valley regions. His career spans every sector of real estate: commercial investment sales, leasing, residential brokerage, new construction, and complex land development projects, making him a versatile resource for clients seeking strategic, data-driven guidance. Widely regarded for his deep knowledge of land acquisition and development, Tom has collaborated with builders, developers, engineers, and construction firms for nearly 40 years, helping bring numerous residential and commercial projects to life. His background also includes extensive experience in both residential and commercial appraisal, and he has served as an expert witness in valuation matters, delivering precise, court-ready testimony grounded in decades of market insight.

Tom is a Graduate, REALTOR® Institute (GRI) designee and has been honored as a Connecticut Magazine Five Star Professional every year since 2012. Earlier in his career, he co-owned and operated a multi-million-dollar real estate firm with multiple offices across Greater New Haven before joining Coldwell Banker Realty in 2017. His client-first philosophy, strategic approach, and long-standing relationships continue to drive exceptional outcomes for his clients.

Coldwell Banker Commercial Realty

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Orange, CT 06477

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