

LEASE

295 BOSTON POST RD UNIT B

295 Boston Post Rd Milford, CT 06460



OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Building Size:	1,500 SF
Available SF:	1,500 SF
Lot Size:	36,850 SF
Number of Units:	1
Year Built:	2024
Zoning:	CDD1

PROPERTY OVERVIEW

To be built medical or retail space available for lease on prime Boston Post Road, Milford. This 1,500 sq ft space, situated at a signalized intersection with a daily traffic count of 15,661 cars, offers excellent visibility and ample parking. The location is close to I-95 and has potential for a drive-thru. Delivered as a New Vanilla Box, this space is ideal for a variety of retail businesses looking to capitalize on convenient access. Don't miss this opportunity to establish your business in a vibrant area. Adjacent to Prolete Physical Therapy & Sports Medicine.

Tom Cavaliere
203.907.7800

Holli Shanbrom
203.298.2050



COLDWELL BANKER
COMMERCIAL
REALTY

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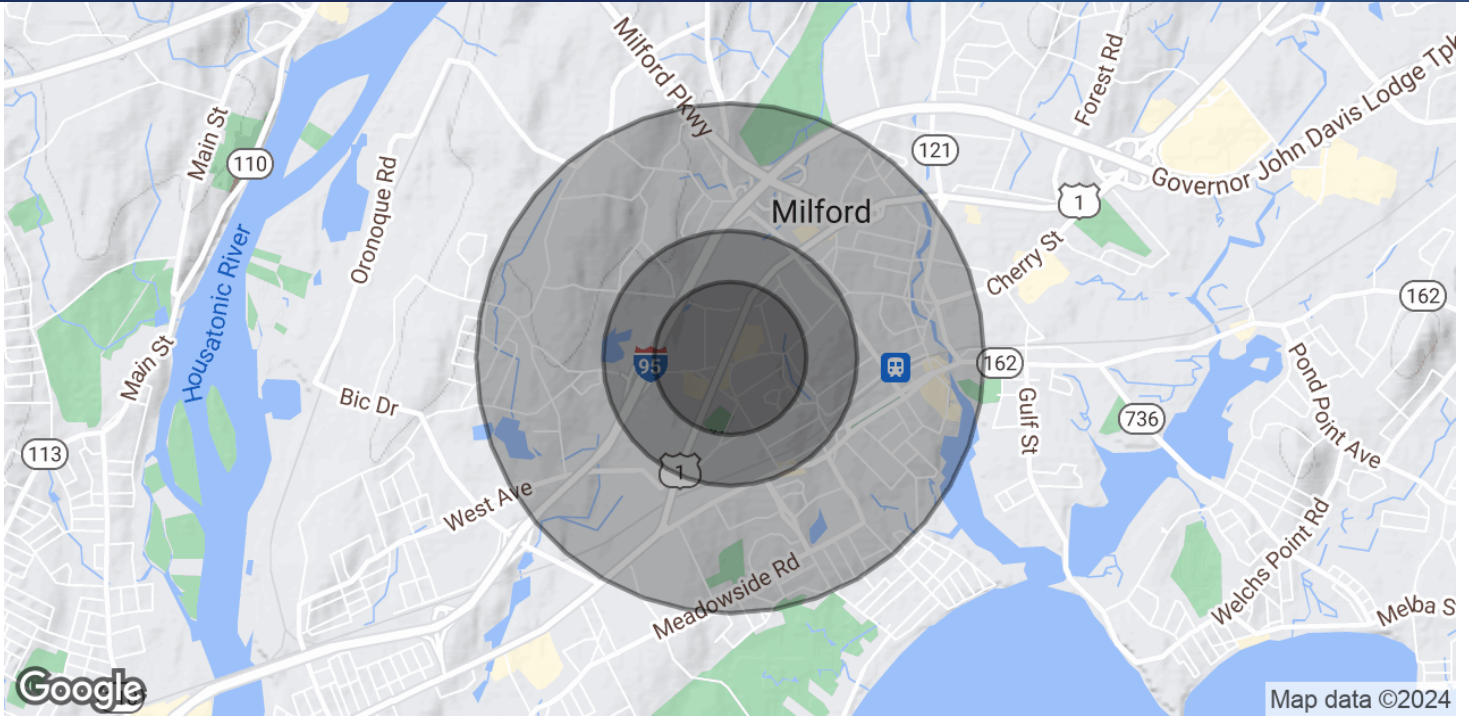


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	829	2,041	9,004
Average Age	47	46	45
Average Age (Male)	44	44	44
Average Age (Female)	49	47	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	417	984	4,039
# of Persons per HH	2	2.1	2.2
Average HH Income	\$106,169	\$113,768	\$133,464
Average House Value	\$385,667	\$395,751	\$483,600

Demographics data derived from AlphaMap

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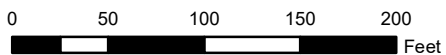
City of Milford, Connecticut. Assessment Parcel Map

Parcel ID: 13027

Address: 295 BOSTON POST RD

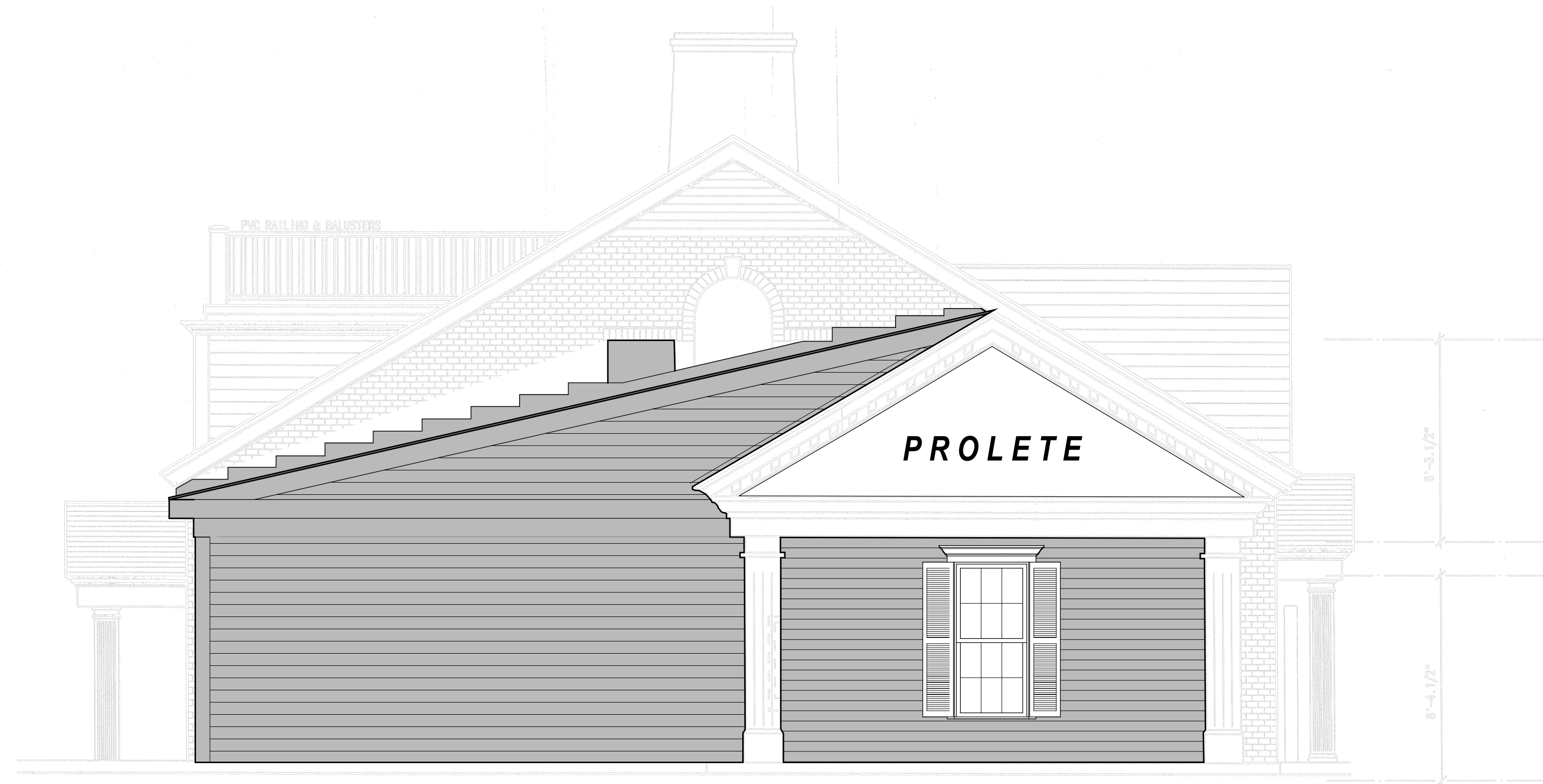


1 inch = 100 feet



Disclaimer: This map is for informational purposes only All information is subject to verification by any user. The City of Milford and its mapping contractors assume no legal responsibility for the information contained herein.

Map Produced: May 2023



2 PROPOSED LEFT SIDE ELEVATION
SK4 SCALE: 1/4" = 1'-0"

Front Elevation
2,025 Sq Ft. For Lease



RECEIVED
SEP 17 2009
Building Department
Milford, CT

REVISED

No.	DATE
1	-

SUBMITTED

No.	DATE
1	12-29-2023 Owner Review

All reports, plans, specifications, computer files, field data, notes and other documents prepared by the Consultant as instruments of service shall remain the property of the Consultant. The Consultant shall retain all common law, statutory and other reserved rights, including, without limitation the copyright thereto.

JOB	3823
DATE	12/22/2023
SCALE	AS SHOWN
DRAWN	TCS
CHECKED	JAW
REV.	3823 205 Boston Post Road

Prolete Physical Therapy
295 Boston Post Road, Milford CT
Prepared for: Keith D. Stiegel, PT, DPT, OCS, CSCS
247 Broad Street, Suite 3, Milford CT 06460

PROPOSED ELEVATIONS

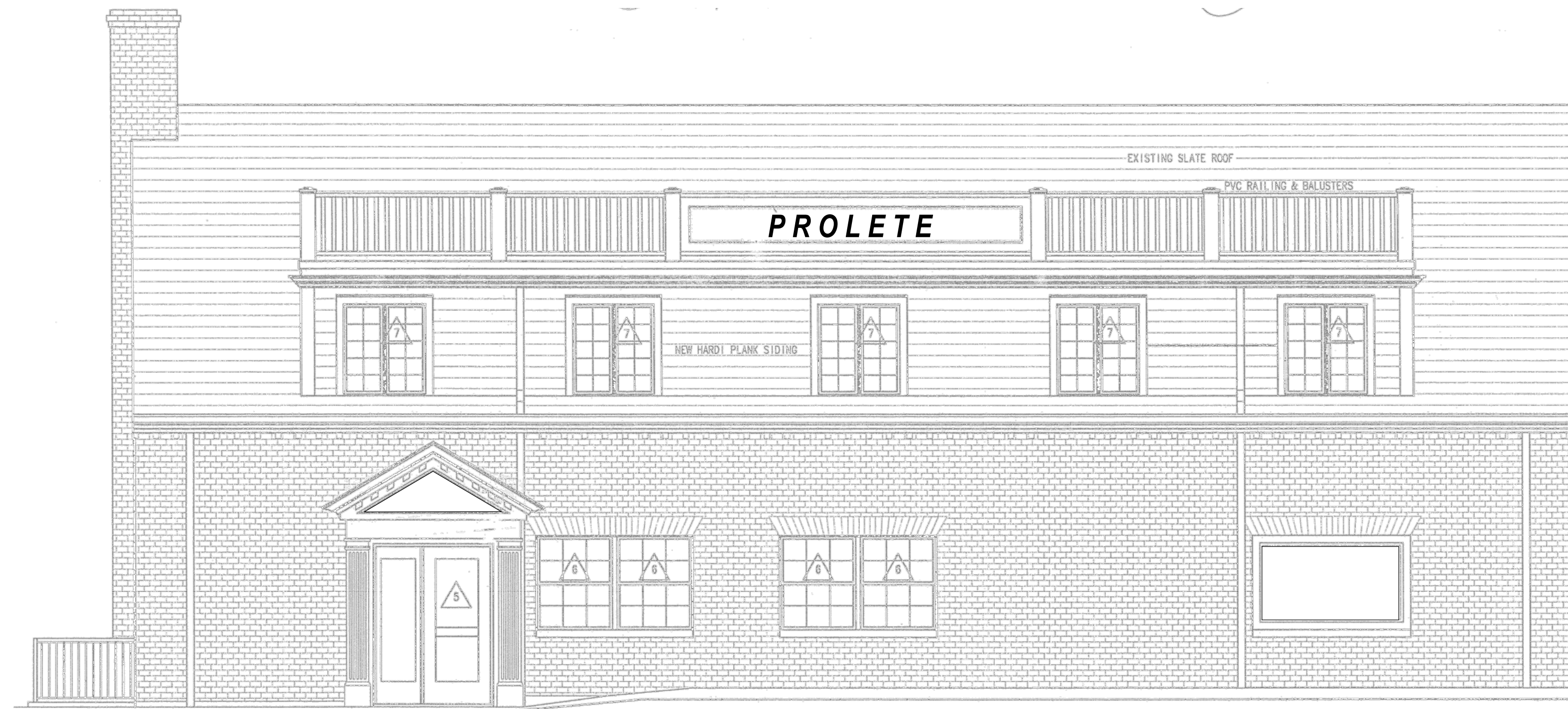
JOHN A. WICKO
ARCHITECT
L.L.C.
58 PROSPECT STREET, MILFORD, CT 06460 (203) 876-0200

Drive - Thru 1 PROPOSED FRONT ELEVATION
SK4 SCALE: 1/4" = 1'-0"

SK4



2 PROPOSED RIGHT SIDE ELEVATION
 SK5 SCALE: 1/4" = 1'-0"



Rear Elevation
 2,025 Sq Ft. For Lease



Drive - Thru

1 PROPOSED REAR ELEVATION
 SK5 SCALE: 1/4" = 1'-0"

REVISED	
No.	DATE
1	
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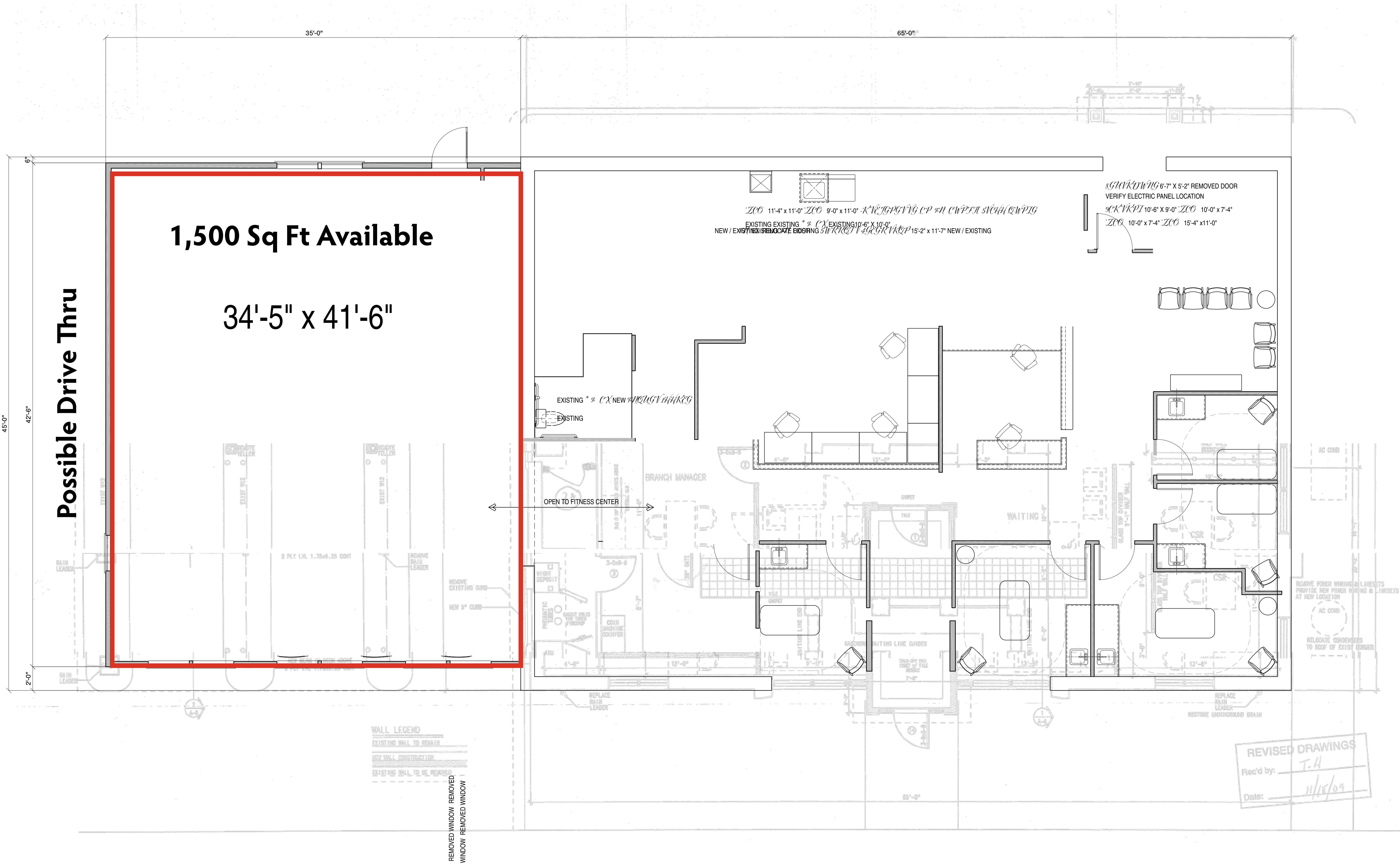
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PROPOSED ELEVATIONS

JOHN A. WICKO
 ARCHITECT
 L.L.C.

58 PROSPECT STREET, MILFORD, CT 06460 (203) 876-0200

SK5



1 PROPOSED FIRST FLOOR PLAN
SK1 SCALE: 1/4" = 1'-0"

REVISED

No.	DATE
1	

WALL TYPES LEGEND

	Existing to remain
	Existing to be removed
	New Construction

SUBMITTED

No.	DATE
1	09/24/2009

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11	09/24/09	09/24/09	09/24/09
12	09/24/09	09/24/09	09/24/09

REVISED DRAWINGS
Rec'd by: T.H.
Date: 11/15/09

11/15/09
615 J.C. STONOR HOV - 6KTY - 516K71001 10 400
615 J.C. STONOR HOV - 6KTY - 516K71001 10 400
1-456 (114 240) * O # 9-9-1-4 * + 6' * 6.
1-456 (114 240) * O # 9-9-1-4 * + 6' * 6.

SK1