

**PRIME RETAIL OPPORTUNITY**  
**LEASE, BUSY WHITNEY AVENUE LOCATION**



**END UNIT**  
**RETAIL SPACE**  
**HIGH TRAFFIC LOCATION**  
**14,115 GSF Retail Strip**

**Set on 1.73 Acre**

**3000 Whitney Avenue**  
**Hamden, Connecticut**

**Renee Stevens**  
**860-964-0205**  
**[rstevens@presscuzzo.com](mailto:rstevens@presscuzzo.com)**

# OVERVIEW

RETAIL  
SPACE

High-visibility retail unit in a busy neighborhood plaza, ideal for a coffee shop, ice cream store, or other specialty retail use. Located at the foot of the Route 40 ramp with direct access to I-91 & Route 15, this site offers excellent exposure, easy accessibility, and steady daily traffic. Perfect for a small business looking to grow in a strong commercial corridor.

For Lease: \$2,750.00/month, modified gross plus utilities

## PROPERTY HIGHLIGHTS

- Surrounded by Major Retailers & Busy Co-Tenants
- Excellent Signage, Visibility & Parking
- Rare Availability in a Fully Leased Plaza
- Open floor plan, high ceilings

## PROPERTY SUMMARY

- Year Built: 1930
- 14,115 SF Retail Strip Plaza
- Zone: T3 T4
- Central heat/air



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R E A L T O R S

Commercial Services

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# INTERIOR PHOTOS



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# PHOTOS



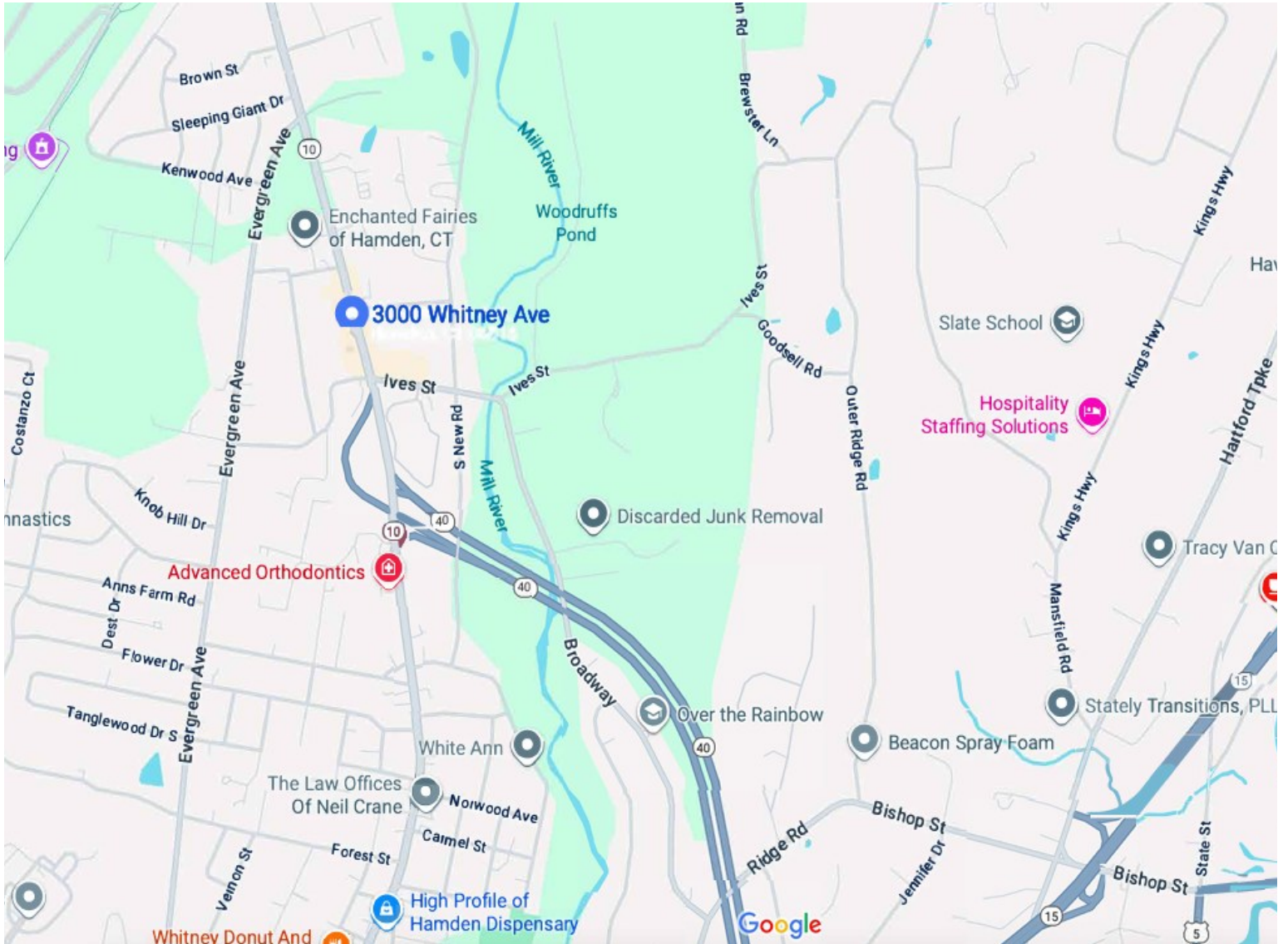
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# SITE MAP

SALON / RETAIL  
SPACE



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# Commercial Advisor

PROVIDING EXCEPTIONAL  
SERVICE TO THE BUSINESS  
COMMUNITY FOR OVER  
30 YEARS.



**Renee Stevens**

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**203.288.1900 x197 Office**

**860.964.0205 Mobile**

With over 30 years of experience in management, sales, and marketing, I bring a strategic, results-driven approach to commercial real estate. My background includes business ownership and leadership across multiple industries, giving me a strong understanding of what business owners need—especially when it comes to securing the right property to support growth and success.

Whether guiding a new venture or helping an established business expand, I'm passionate about connecting clients with opportunities that align with their vision. It's personally rewarding to help bring those visions to life.

My marketing expertise and local network allow me to craft innovative, effective strategies to sell or lease commercial properties. Clients trust me to go beyond what's expected—delivering results through hard work, creative solutions, and deep market knowledge.

I hold a Commercial & Investment Real Estate Certification (CIREC) and served as the 2023/24 Chairperson of the Commercial and Investment Division (CID) of the New Haven/Middlesex Association of Realtors. As of 2025, I am serving a three-year term on the Board of Directors for the New Haven/Middlesex Association of Realtors. I am a longtime shoreline resident, currently living in North Guilford and with an office in Hamden—bringing a strong local perspective to every deal.



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