

# FOR LEASE - 1,279 SF + FULL BASEMENT

1ST FLOOR OFFICE/RETAIL SPACE

409 Sawmill Road, West Haven, CT



COLONIAL PROPERTIES



## PROPERTY INFORMATION

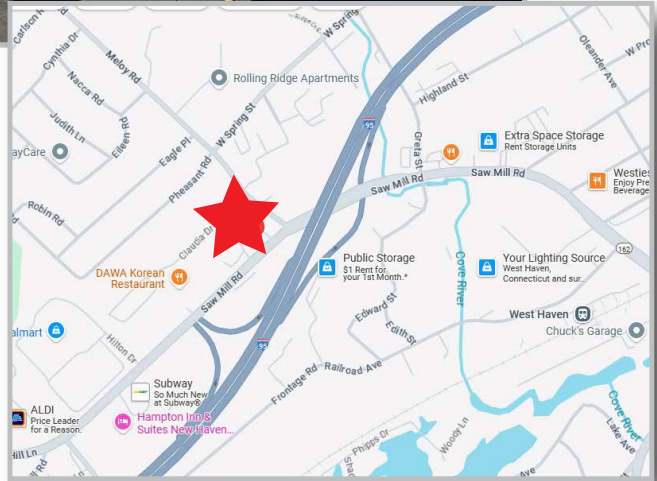
Lease Rate: **\$2,400/Mo. Gross + Utilities**

Available Space: **1,279 SF +/-**

Occupancy: **Immediate**

Parking: **Ample**

Traffic Count: **18,800 cars/day**



## HIGHLIGHTS

- Includes full basement and fenced parking/storage
- Highly visible location - .3 miles from I-95 with highway visibility
- Excellent Signage
- Surrounding Retailers: Walmart, Starbucks, Aldi, Chick-fil-A, McDonalds, Texas Roadhouse & More

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



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