

FOR LEASE | 1,600± SF RETAIL / OFFICE SPACE

NEIGHBORHOOD CENTER ON ROUTE 1, BRANFORD

The Mews, 288-292 East Main Street, Branford, CT 06405

LEASE RATE: \$18/SF Gross + Utilities

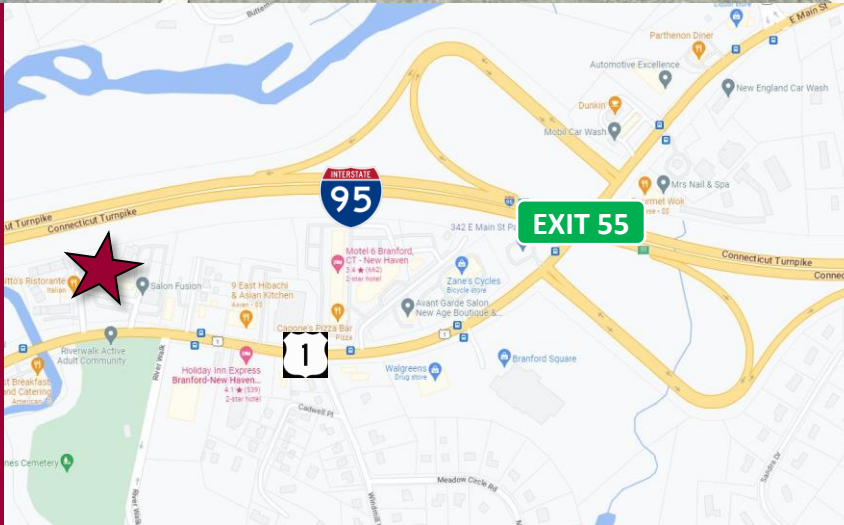


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Commercial Firms in U.S.



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Property Highlights

- Neighborhood Retail Center
- 1,600± SF For Lease
- Mixed-use commercial building with residential apartments
- Route 1 Location
- Zoning: BR
- Easy access to I-95, Cedar Street Exit 55
- Many area amenities
 - Shopping
 - Banking
 - Dining

For more information contact:

Will Braun | 203-804-6001 | wbraun@orlcommercial.com or Sam Crampton | 203-343-8426 | scrampton@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLDG AREA 25,450± SF
AVAILABLE AREA 1,600± SF
NUMBER OF FLOORS 3
CONSTRUCTION Wood Frame
ROOF TYPE Asphalt Shingles
YEAR BUILT 1976

SITE INFORMATION

SITE AREA 2.38± Acres
ZONING BR
PARKING Ample Open Parking
SIGNAGE Building
VISIBILITY Excellent
HWY ACCESS I-95
TRAFFIC COUNT 14,400±

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Hot Water

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Yes

EXPENSES

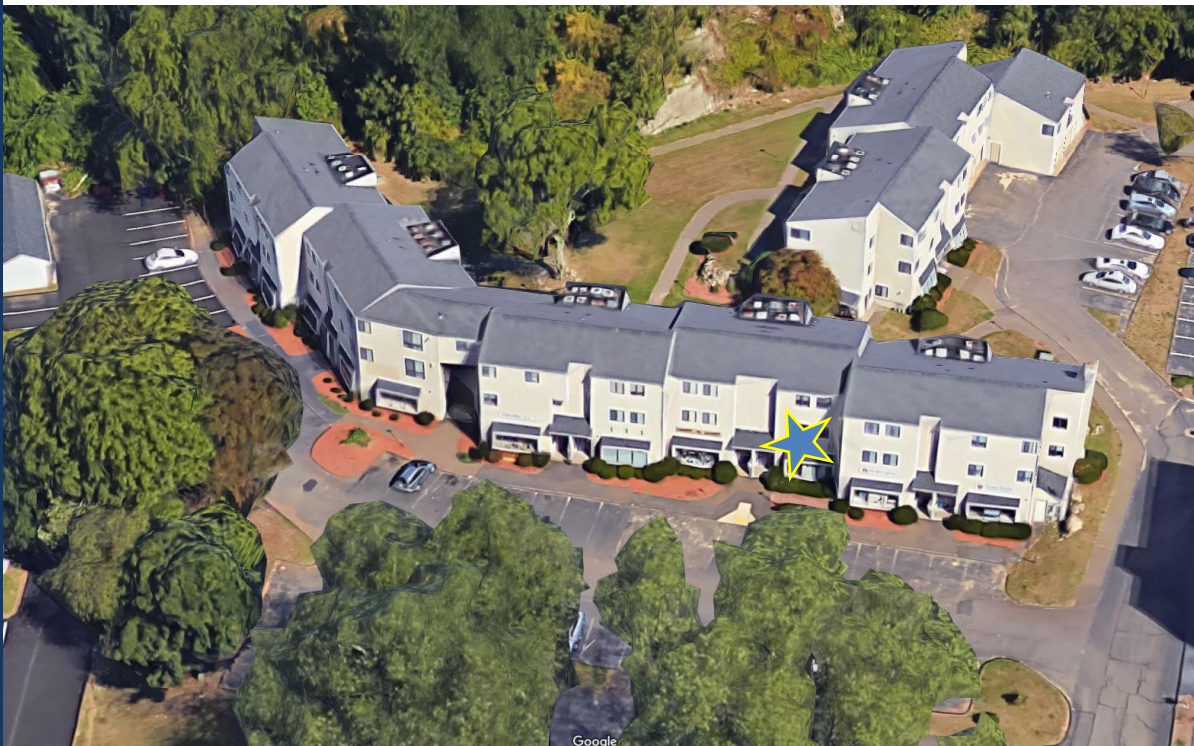
RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord

COMMENTS O,R&L Commercial is pleased to offer 1,600 SF of Retail / Office space for Lease in the neighborhood shopping center known as "The Mews" located on Branford's Route 1 / East Main Street. The property is a mixed-use center with first floor commercial units with a mix of retail, office, and service oriented uses. The upper level of the building consists of residential apartments. The location provides access to the amenities of Route 1 and convenient highway access to I-95.

DIRECTIONS I-95 to Exit 55 to East Main Street / Route 1

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