

**CLASS A MEDICAL AND OFFICE SPACE
FOR SALE OR LEASE**



**PROFESSIONAL
MEDICAL/OFFICE SPACE**

**12,000 GSF AVAILABLE
48,000 GSF BUILDING
SET ON 4.87 ACRE**

**28 Branford Road
North Branford, Connecticut**

Renee Stevens
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EXECUTIVE SUMMARY

Seize a rare ownership opportunity at 28 Branford Road. This 12,000 SF Class A office condominium offers exceptional visibility and flexible layouts in one of New Haven County's fastest-growing corridors.

Perfect for medical practices, wellness providers, or professional offices, this space offers an affluent customer base, & access to one of Connecticut's strongest healthcare markets. With unmatched location advantages plus build-to suite options and strong demographics, this property is positioned for both immediate use and long-term value growth.

PROFESSIONAL
OFFICE
MEDICAL
BUILDING

For Sale at \$2,500,000

For Lease at \$25-\$32/SF NNN (SF prices dependent on size)

PROPERTY HIGHLIGHTS

- Strong Market, \$124k average HH income
- Within 2 miles to I-95, RT 1, RT 80
- Customizable layout, natural light
- Class A design, new construction
- Expanding healthcare corridor
- Accessible and ample parking

PROPERTY SUMMARY

- Year Built: 2024
- Lot Size: 4.87 Acres
- 12,000 Gross Building Area
- Zone: I-2
- City Gas, Water, Sewer, Central Air
- 15 Minutes to Tweed Airport



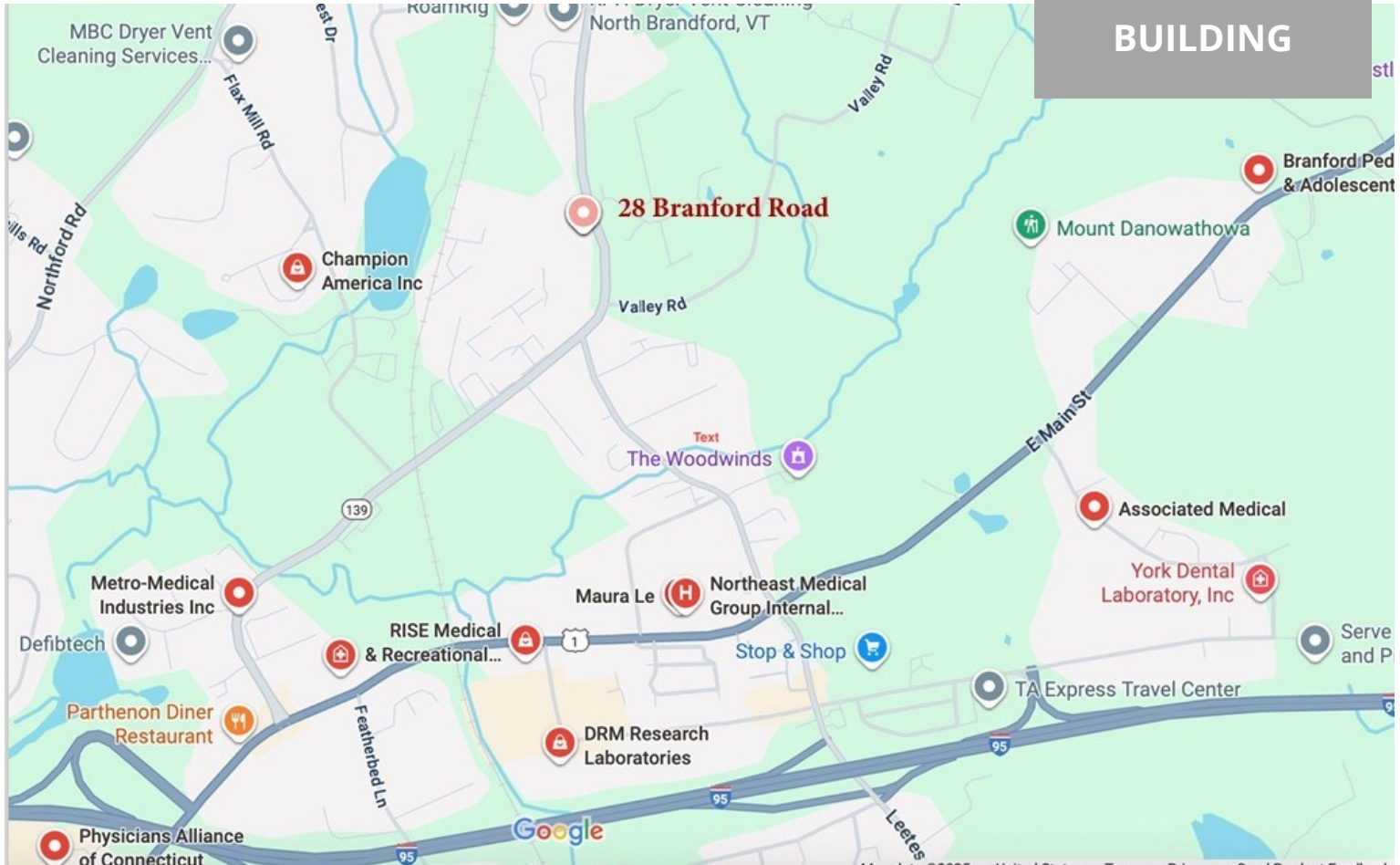
PHOTOS

PROFESSIONAL OFFICE/MEDICAL BUILDING



AREA MAP

PROFESSIONAL
OFFICE/MEDICAL
BUILDING



Market Demographics Snapshot

- Population Growth: +6.7% within 1 mile (2020–2024)
- Total Residents: 63,500+ within 5 miles
- Median Household Income: \$102,000 within 3 miles

Educated & Professional Base

- 40%+ of residents hold a bachelor's degree or higher
- 58% with at least some college/associate's degree

Daytime Activity & Businesses

- 26,000+ daytime employees within 5 miles
- 3,800+ local businesses fueling demand

Healthcare Synergy

- Yale New Haven Hospital – 16 minutes
- Connecticut Hospice – 10 minutes
- Yale Shoreline Emergency (Goose Lane, Guilford) 12 minutes
- Urgent Care Branford – 8 minutes
- BHCare (on-site anchor tenant) – draws steady patient flow

Commercial Advisor

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



Renee Stevens

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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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