

**OR
&L**
COMMERCIAL

Ranked in Top 100
Commercial Firms in U.S.

YaleNewHavenHealth URGENT CARE

349

FOR LEASE

329-349 East Main Street, Branford, CT 06405

1,400± SF & 900± SF RETAIL / OFFICE SPACE | NEW CONSTRUCTION

LEASE RATE: \$35/SF Gross + Utilities

HIGHLIGHTS

- New Construction Mixed-Use Building
- Street Level Retail / Office Availability
- East Main Street / Route 1 Location
- Residential Units Above Providing Built-in Customer Base & Foot Traffic
- Ideal for Retail, Boutique Services, Medical or Office Use
- ADT: 15,186±
- Convenient Access to I-95

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WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

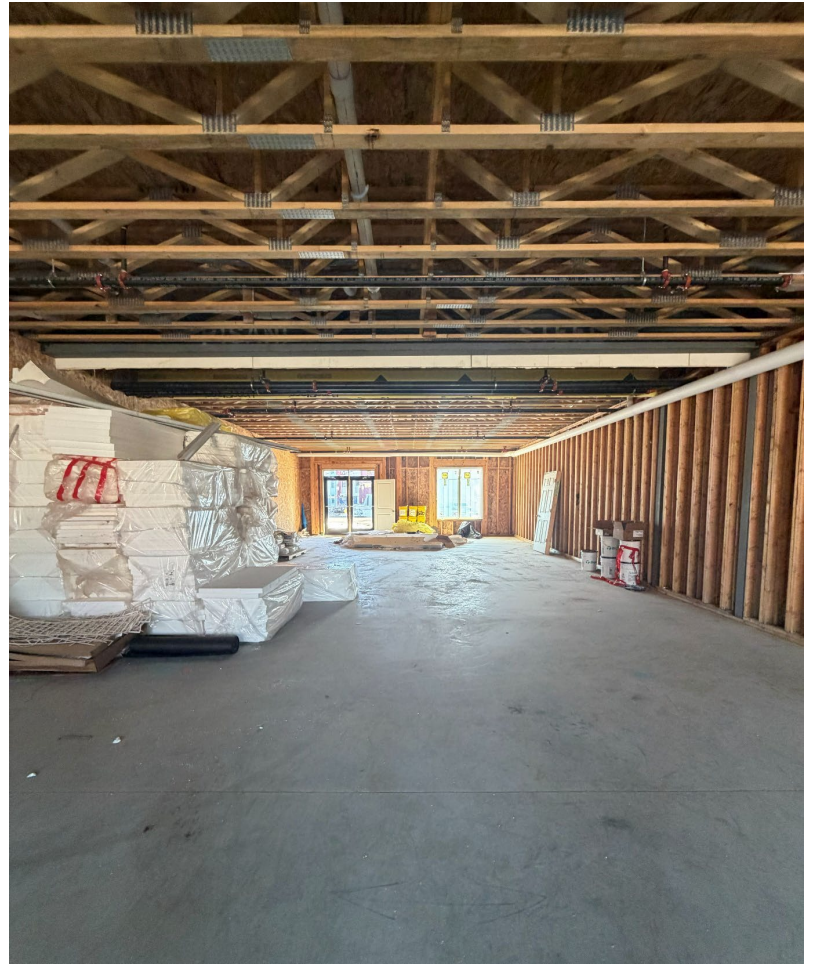
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FOR LEASE



O,R&L Commercial is pleased to offer one of Branford's newest mixed-use developments for Lease located at 329 East Main Street, Branford, CT. This high-visibility, street-level commercial space is part of a newly constructed building featuring modern residential units above – creating a built-in customer base and consistent foot traffic. The property will also be anchored by a new Yale New Haven Urgent Care, driving daily traffic and increasing visibility for neighboring tenants. There are two Retail / Office spaces currently available consisting of 1,400± SF and 900± SF, ideal for a variety of retail, service, and professional office users. The space is brand new construction and will offer clean, modern finishes and the opportunity for tenant customization.

Located along the highly trafficked (15,186± Average Daily Traffic) East Main Street / Route 1 corridor, the property benefits from excellent visibility, strong demographics, and convenient access to I-95. This is a rare opportunity to establish your business in a premier, newly developed mixed-use asset in one of Branford's most desirable commercial areas.



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BUILDING INFORMATION

GROSS BLDG AREA: Under Construction - TBD
AVAILABLE AREA: 2,300± SF – Street Level
MINIMUM SF: 900± SF – Street Level
MAX CONTIGUOUS SF: 1,400± SF
YEAR BUILT: 2026

MECHANICAL EQUIPMENT

AIR CONDITIONING/HEAT: Central

SITE INFORMATION

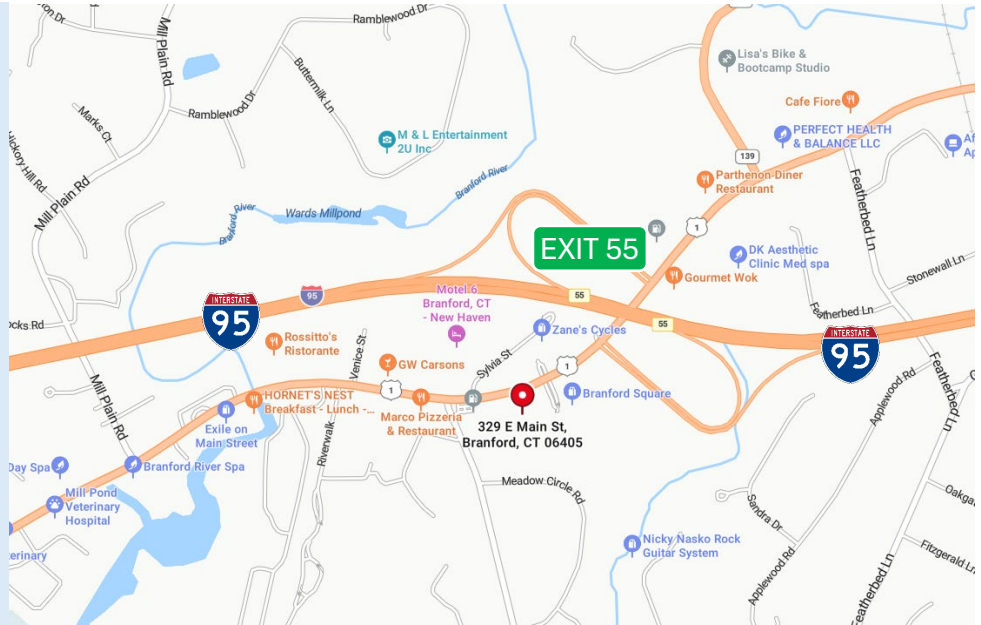
PARKING: Open
SIGNAGE: Building
VISIBILITY: Excellent
HWY ACCESS: I-95
TRAFFIC COUNT: 15,186± ADT

UTILITIES

SEWER/WATER: Public Connected
GAS: Yes

EXPENSES

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



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