

# FOR LEASE: 3,000-6,220 SF +/- RETAIL/MEDICAL END CAP UNIT

Orange Center Plaza, 464 Boston Post Road, Orange, CT



COLONIAL PROPERTIES



## PROPERTY INFORMATION

Lease Price:	<b>\$22.50/SF NNN</b>
NNN's:	<b>\$6.50/SF</b>
Available SF:	3,000-6,220 SF +/-
Parking:	Ample
Occupancy:	TBD
Zoning:	C-2



## DESCRIPTION

Excellent high visibility opportunity! Two units available 3,010 & 3,180 SF +/- (*can be combined at \$19.75/SF NNN*) of prime retail/medical space located on a very busy intersection of Route 1, with 25,200 cars per day. Space is currently fitted out as a medical office. This Plaza offers prominent signage, ample parking and is convenient to I-95, Route 34 (Derby Ave) and Route 15 (Merritt Parkway). Co-tenants include: Leslie's Pool Supplies, Cellini Jewelers, Reichbind Furs and Sayora Restaurant (new)



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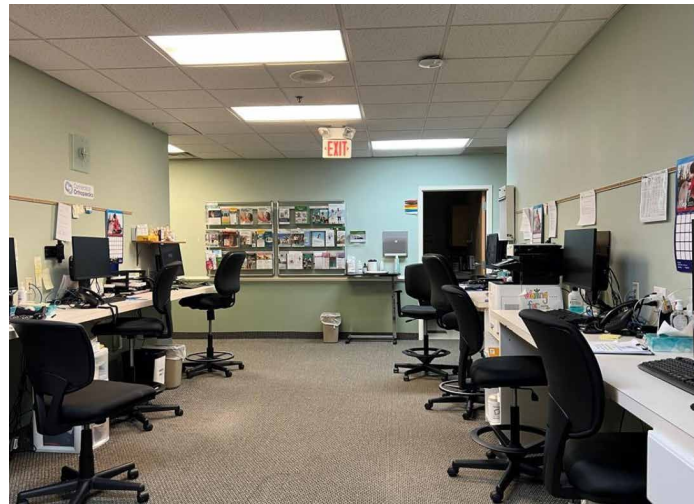




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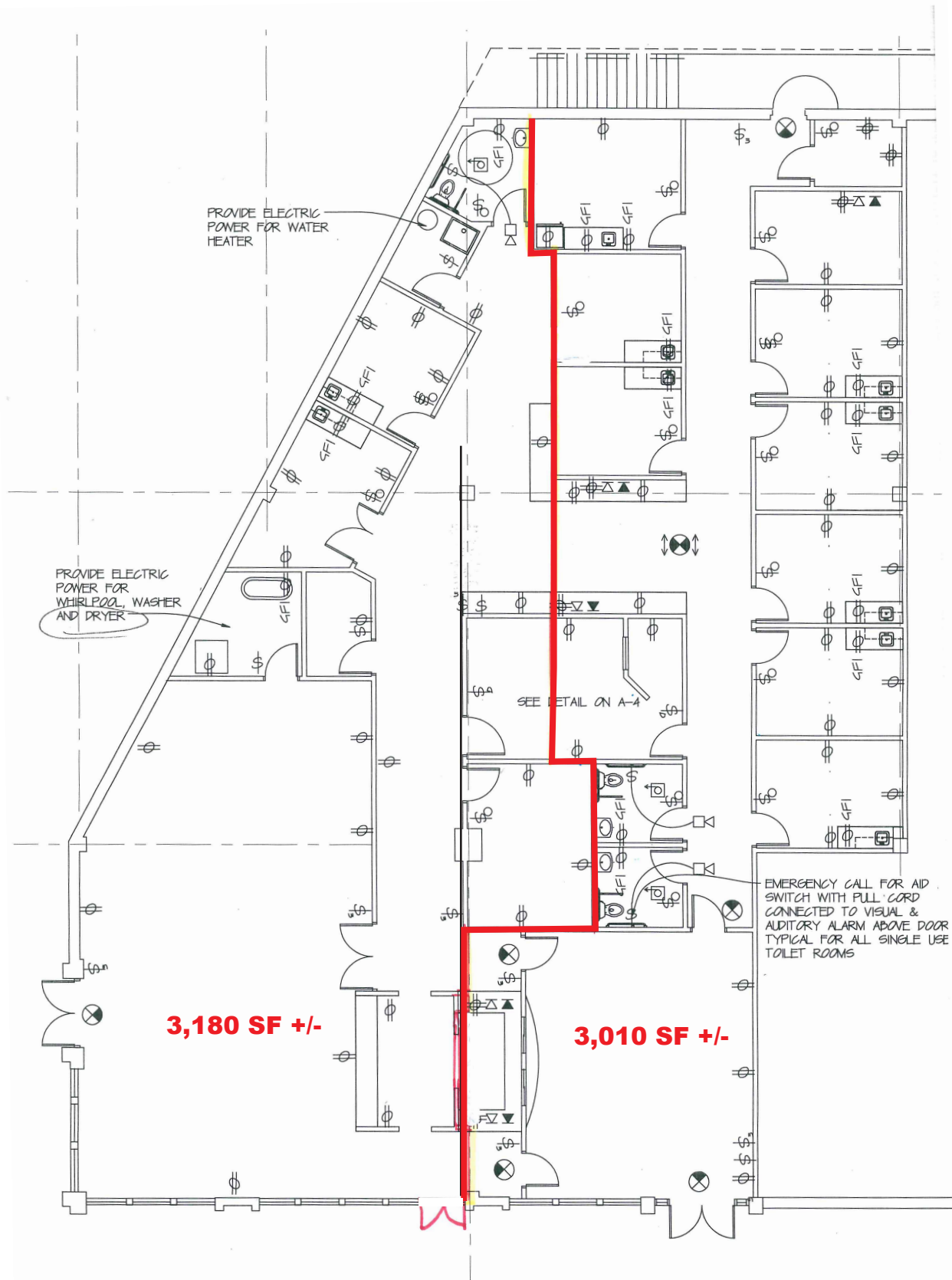


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**25,200 Cars Per Day on Route 1**

## DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
Population	3,358	61,789	167,007
Households	1,360	23,561	65,044
Avg. HH Income	\$96,167	\$90,167	\$82,139

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