

FOR LEASE

2,950 SF Retail/Office

68 BOSTON POST ROAD | WATERFORD, CT

RETAIL



CBRE is pleased to offer for lease this single-story, 2,950 SF free-standing retail/office building, formerly occupied by Bank of America. 68 Boston Post Road is well-located on busy US Highway 1 in Waterford, close to shopping and other retail businesses and less than three miles from Interstate 95 at Exit 83. Neighboring retail tenants include Rite Aid, Dunkin Donuts, CVS, Subway, Stop & Shop and Planet Fitness. The property is ideal as a “plug and play” banking center, restaurant or other retail/office use and is available for sale without an asking price.

- + Excellent opportunity for single-tenant retail/office users, with excellent visibility and access from Boston Post Road (US Hwy 1)
- + Parking available on-site for 30 vehicles, including 2 handicapped spaces and 2 drive-thru lanes
- + Traffic count of 14,200 VPD on Boston Post Road (US Hwy 1)
- + Asking lease rate of \$22.50/SF NNN

www.cbre.us/hartford

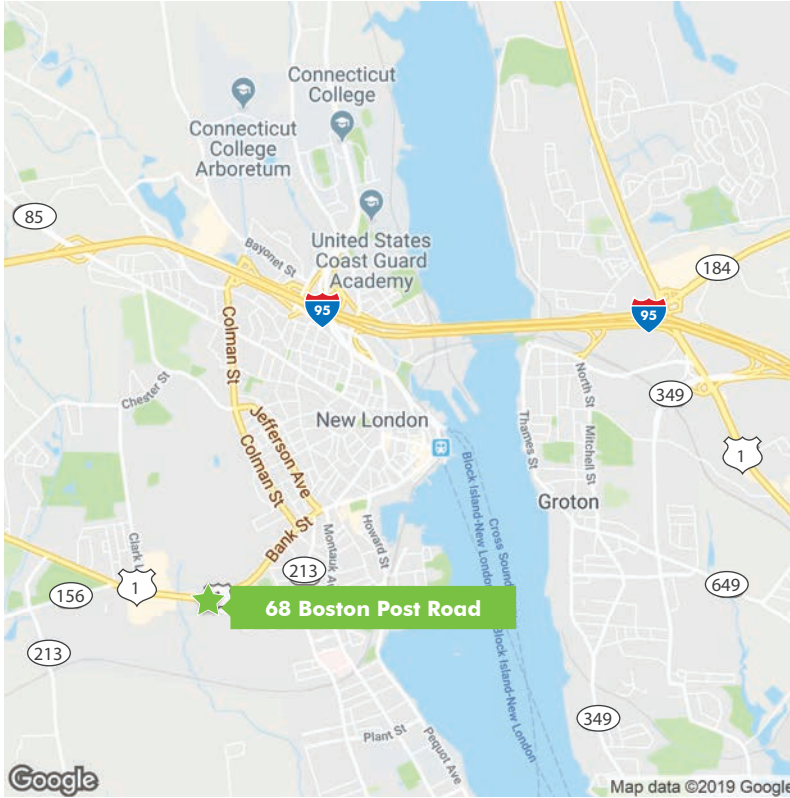
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PROPERTY INFO

PROPERTY HIGHLIGHTS

- + LAND SIZE: 0.883 acres
- + BUILDING SIZE: 2,950 SF ground floor plus basement
- + PARKING SPACES: 30 including 2 handicapped
- + DRIVE-THRU LANES: Two (2)

NEIGHBORING BUSINESSES

- + Dunkin Donuts
- + Hess
- + McDonald's
- + Stop & Shop
- + Planet Fitness
- + Habitat for Humanity ReStore
- + CVS
- + Aldi
- + Rite Aid
- + Subway
- + Webster Bank

TRAFFIC COUNT 14,200 VPD on Boston Post Road (US Hwy 1)

DEMOGRAPHICS

2019 ESTIMATED

	1 mile	3 miles	5 miles
Estimated Population	9,387	49,478	77,913
2019-2024 Estimated Population Growth	-0.12%	-0.16%	-0.17%
Estimated Households	3,739	19,801	30,713
2019 Median Age	37.0	36.7	35.9
Estimated Average Household Income	\$60,334	\$74,133	\$78,810

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AERIAL MAP



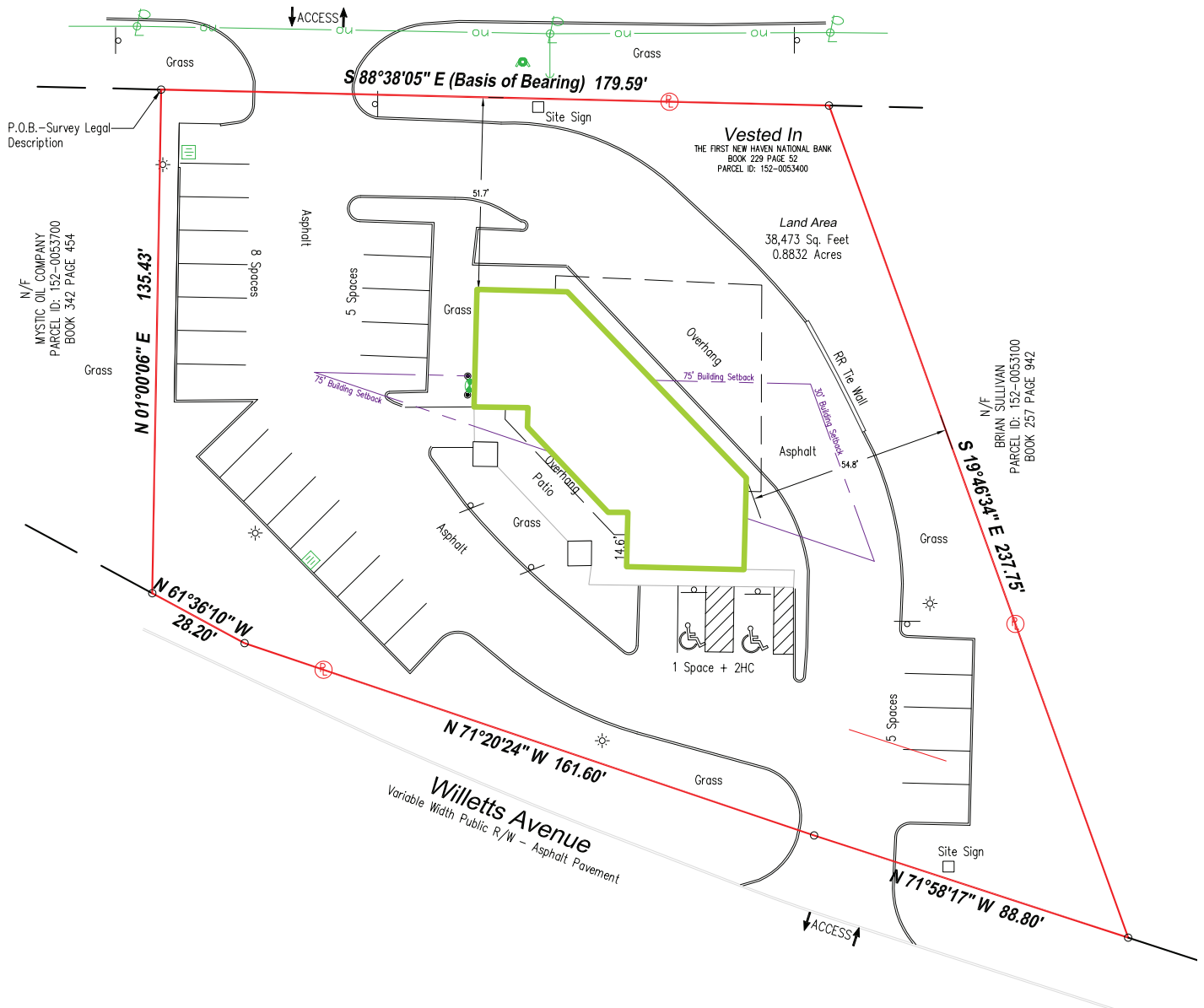
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SITE PLAN



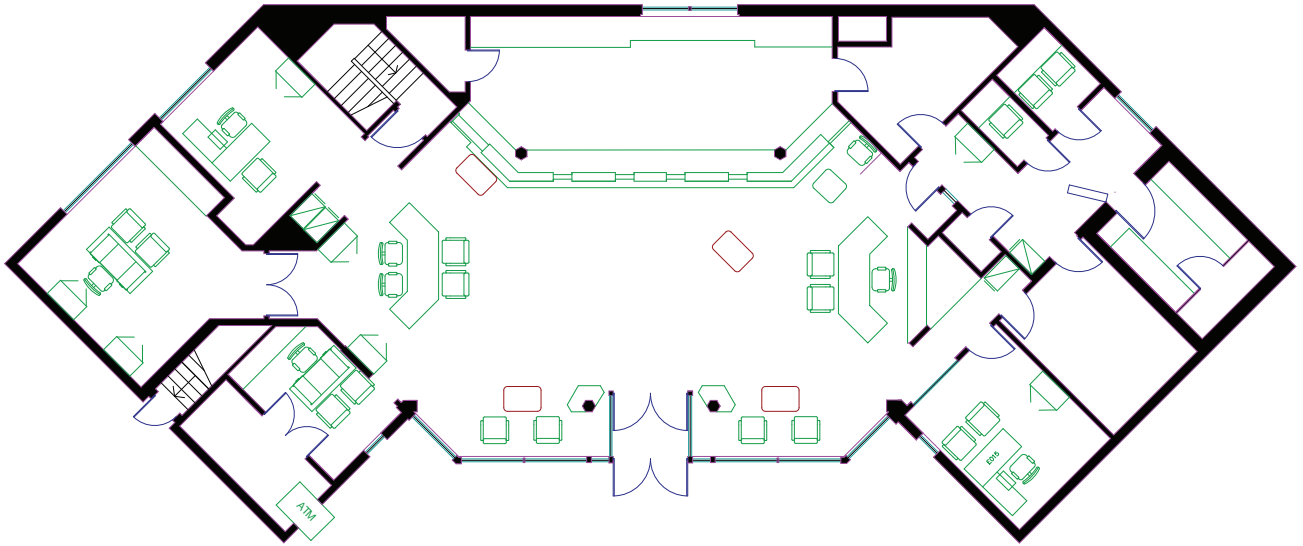
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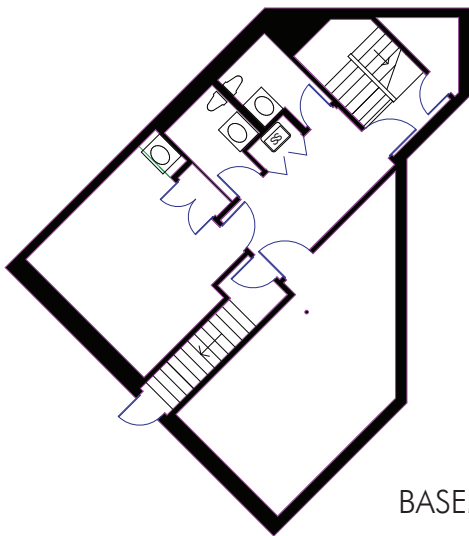
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FLOOR PLAN



GROUND FLOOR



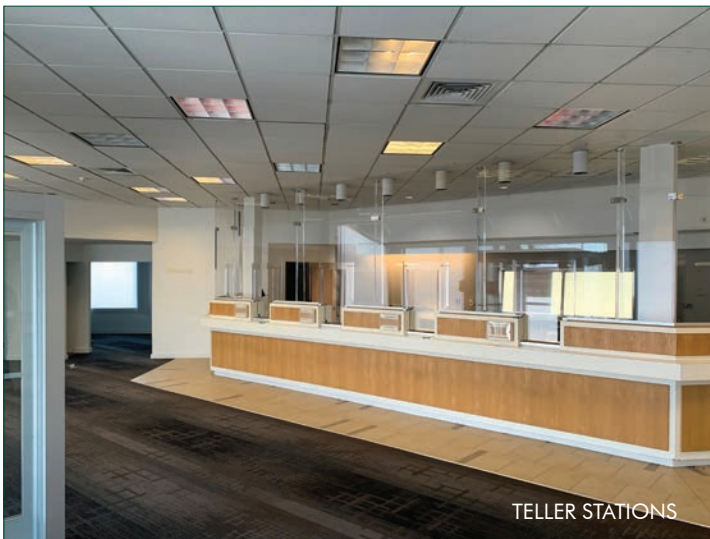
BASEMENT LEVEL

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CONTACT US

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