

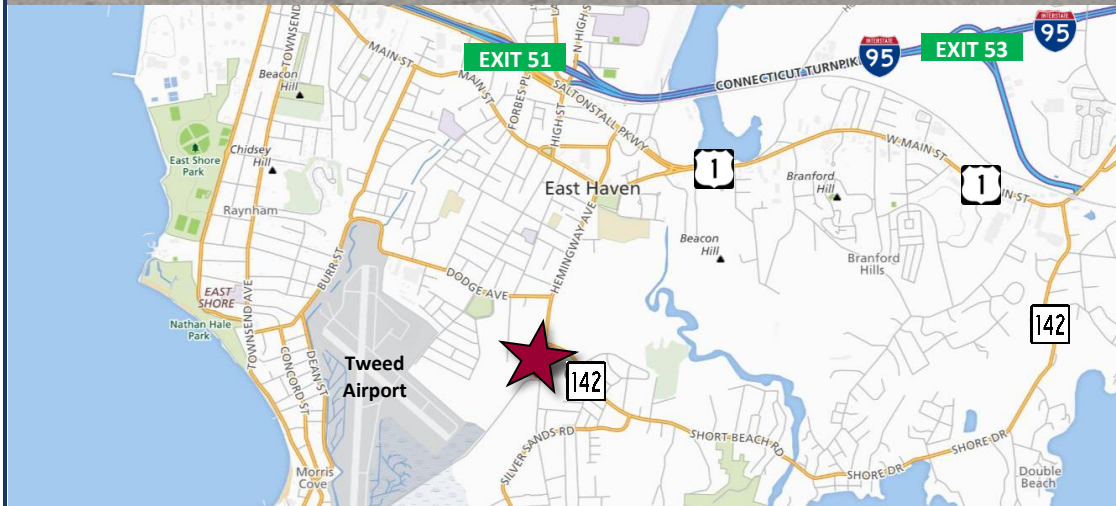
FOR LEASE: 2,631± SF WAREHOUSE SPACE AVAILABLE
SOUTH SHORE PLAZA – NEIGHBORHOOD RETAIL / MIXED USE CENTER

South Shore Plaza, 662 Coe Ave & 16 Hemingway Ave, East Haven, CT 06512

LEASE RATE: \$8/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- Neighborhood Retail / Mixed Use Center
- 2,631± SF Warehouse space
 - 1 Drive-in
- Signalized intersection Coe Ave / Hemingway Ave / Short Beach Rd
- Traffic: 20,900 ADT
- Directly adjacent to Rite-Aid

For more information contact:

Phil Marshall | 203-643-1021 | pmarshall@orlcommercial.com

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BUILDING INFORMATION

GROSS BLDG AREA 39,161± SF
18,630± SF Retail center
AVAILABLE WAREHOUSE SF 2,631± SF
CONSTRUCTION Masonry, Wood Frame
ROOF TYPE Flat
YEAR BUILT 1958

SITE

SITE AREA 2.9 acres
ZONING CB-2
PARKING Open parking
SIGNAGE On building, pylon
VISIBILITY Signalized intersection
FRONTAGE 179.50' on Coe Ave
HWY ACCESS I-95 Exit 51 or 53
TRAFFIC COUNT 20,900 ADT

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Hot Air

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Public Connected

EXPENSES

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

COMMENTS 2,631± SF of warehouse space for Lease with 1 Drive-in door. The property is located off of Route 142 at the signalized intersection of Coe Ave / Hemingway / Short Beach Road, directly adjacent to Rite-Aid. Average daily traffic is 20,900.

DIRECTIONS I-95 to Exit 51 or 53 to Route 1 to Hemingway Ave / Coe Ave / Short Beach Road intersection.

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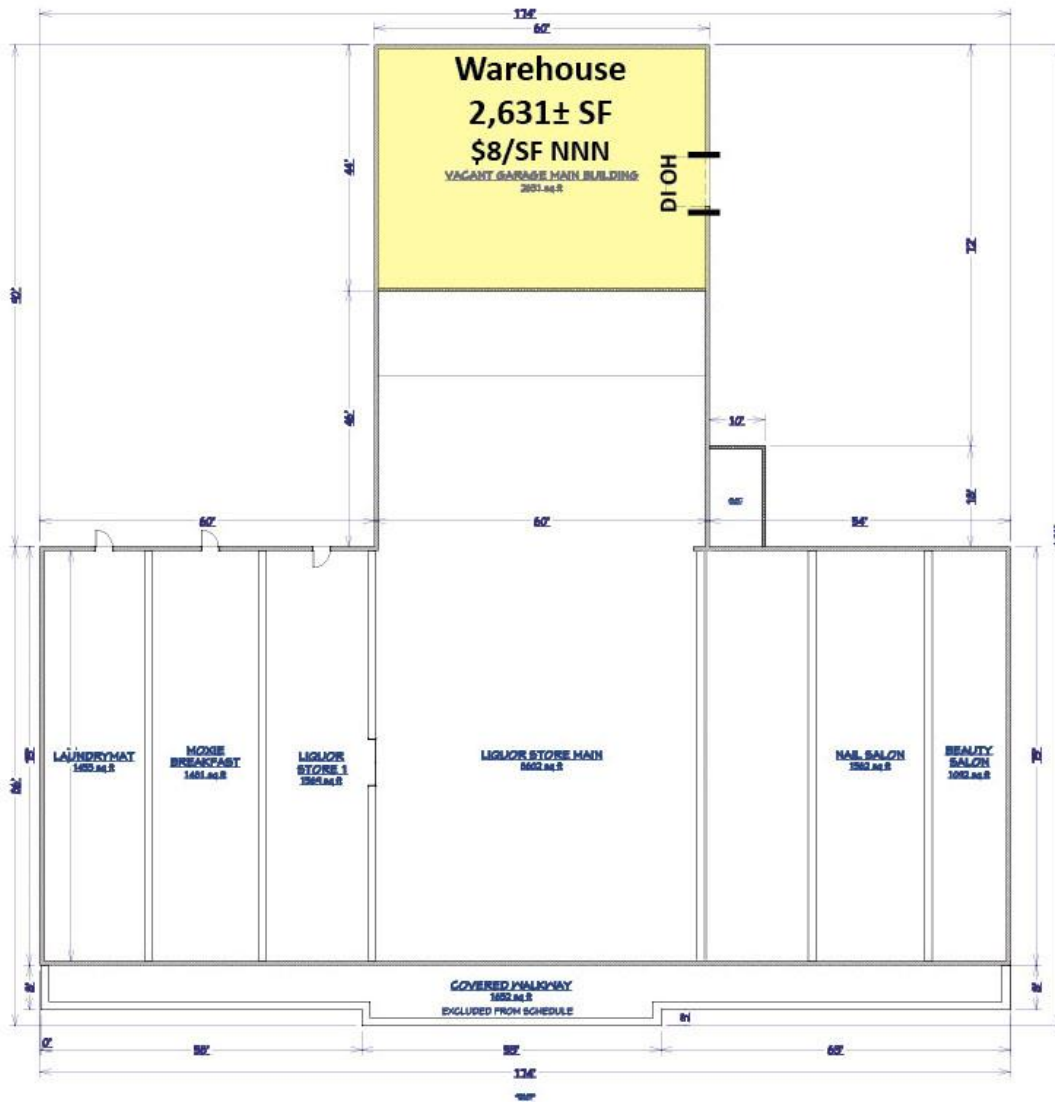
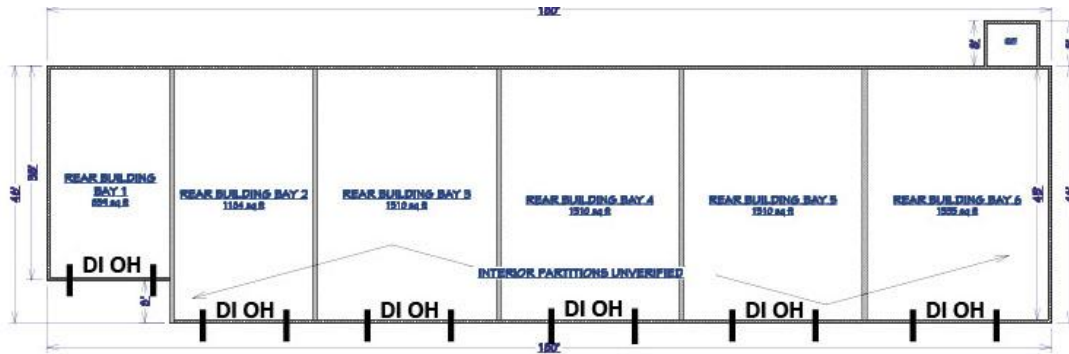
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