

INVESTMENT OPPORTUNITY | 6,945± SF RETAIL BUILDING

HIGH TRAFFIC RETAIL AREA: 46,200 ADT | HIGHWAY VISIBILITY & HIGHWAY SIGNAGE

96 Frontage Road, East Haven, CT 06512

SALE PRICE: \$2,600,000 | CAP RATE: 6.96% | FULLY LEASED | LONG-TERM LEASES

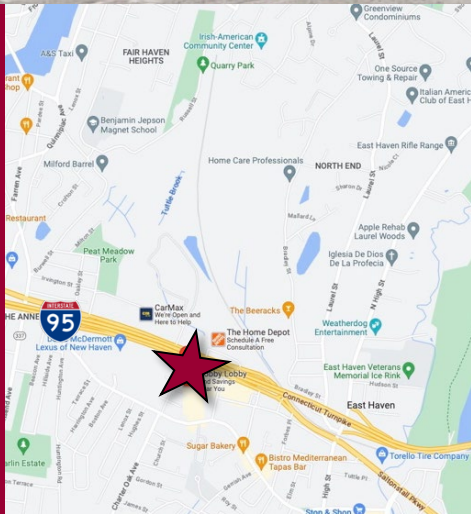


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HIGHWAY SIGNAGE



Property Highlights

- 6,945± SF Building
- Fully Leased
- 1 Story
- 0.74 Acre
- Signage:
 - On-Building
 - Pylons
- Traffic:
 - Frontage Rd: 46,200 ADT
 - I-95: 64,000 ADT
- High Retail Area
- I-95, Exit 51

For more information contact: Luke Massirio | 860-761-6016 | lmassirio@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.075257

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BUILDING INFORMATION

GROSS BLD. AREA 6,945± SF
 AVAILABLE AREA 6,945± SF
 NUMBER OF FLOORS 1
 CONSTRUCTION Concrete Block
 ROOF TYPE Flat, Rolled Asphalt
 YEAR BUILT 1995

SITE INFORMATION

SITE AREA 0.74 Acre
 ZONING CC
 PARKING 34 Spaces | 4.9/1000
 SIGNAGE On-Building & Pylons
 VISIBILITY Excellent
 FRONTAGE 218'
 HWY.ACCESS I-95, Exit 51
 TRAFFIC COUNT 46,200 ADT – Frontage Rd
 64,000 ADT – I-95

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air (2 new HVAC units)
 TYPE OF HEAT Gas, Forced Hot Air
 SPRINKLERED TBD
 ELECTRIC SERVICE 100, 200, 600 A / 120/208 V

UTILITIES

SEWER Public
 WATER Public
 GAS Yes

OTHER TENANTS Dunkin', Cigar Vault, Niu Sushi & Ramen

TAXES

ASSESSMENT \$1,394,400
 MILL RATE 33.44
 TAXES \$46,629

AREA RETAIL Big Lots, Hobby Lobby, TJ Maxx, Dollar Tree, Home Depot, AutoZone, McDonald's, Wendy's, Chili's

COMMENTS Situated in a high traffic retail area. Ample parking with highway visibility and highway signage available. Fully leased with long-term leases.

DIRECTIONS I-95, Exit 51. Property is on the Right.

Property Highlights

- 6,945± SF Building
- Fully Leased
- 1 Story
- 2 New HVAC Units
- 0.74 Acre
- Signage:
 - On-Building
 - Pylons
- Traffic:
 - Frontage Rd: 46,200 ADT
 - I-95: 64,000 ADT
- High Retail Area
- I-95, Exit 51
- Many area amenities
 - Shopping, Banking, Dining



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