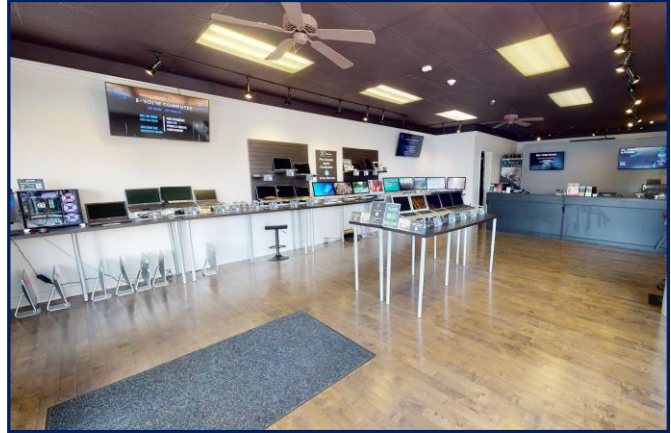




# Retail Store for Lease

## 500 Howe Ave, Unit 500D, Shelton

### 1,280sf - \$2,300/month + utilities



### Retail space with office and basement storage space

**\$2,300/Month plus Utilities and Proportionate Share of Annual Increase in Property Tax and Insurance**

Downtown Shelton is in the midst of a transformation with thousands of residential units recently built, under construction or planned. Most of these residents will be within walking distance of your store. Several new stores, restaurants, and coffee shops have recently opened in the area and more are coming, making downtown a vibrant destination. Located on Howe Ave, State Route 110 at the corner of White St Route 108, in the heart of downtown which is Shelton's main street. Fabulous corner store location with plenty of glass which naturally lights the interior. Great exterior visibility with major intersection traffic flow.

Located in one of Shelton's most historic landmark buildings, Pierpont Commons, built by J.P. Morgan in 1893. The architecture of this building has been carefully preserved, including brick construction and historic windows.

Unit has its own gas hot water heater, gas furnace, central air, separately metered. Currently outfitted as a computer and phone store. Recently updated with wood floors in the store. Large windows have roll-up security shield. Unit has restroom, storage closet, office, and work room/storage in rear.

***Call Mark Yash Today – 203-209-6713!***

*The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it*



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