



INVESTMENT OPPORTUNITY

FOR SALE | Plaza 95, 96 Frontage Road, East Haven, CT 06512

6,945± SF Retail Building

SALE PRICE: \$2,525,000 | NNN FULLY LEASED LONG-TERM | 7.35% CAP Rate

HIGHLIGHTS

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

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CONTACT

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2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300



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BUILDING INFORMATION

GROSS BLD. AREA: 6,945± SF

AVAILABLE AREA: 6,945± SF

OF FLOORS: 1

CONSTRUCTION: Concrete Block

ROOF TYPE: Flat, Rolled Asphalt

YEAR BUILT: 1995

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

TYPE OF GAS: Gas, Forced Hot Air

SPRINKLERED: TBD

ELECTRIC/POWER: 100, 200, 600 A/120/208 V

SITE INFORMATION

SITE AREA: 0.74 Acre

ZONING: CC

PARKING: 34 Spaces | 4.9/1000

SIGNAGE: On-Buildings & Pylons

VISIBILITY/FRONTAGE: Excellent

HWY ACCESS: I-95, Exit 51

TRAFFIC COUNT: 46,200 ADT – Frontage Rd
64,000 ADT – I-95

UTILITIES

SEWER/WATER: Public

GAS: Yes

TAXES

ASSESSMENT: \$1,394,400

MILL RATE: 33.44

TAXES: \$46,629 (\$7.00/SF)

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	92,159	230,450	409,964
Households	39,733	92,692	163,534
Income	\$85,089	\$87,886	\$107,872
Employees	55,087	131,978	220,139

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