

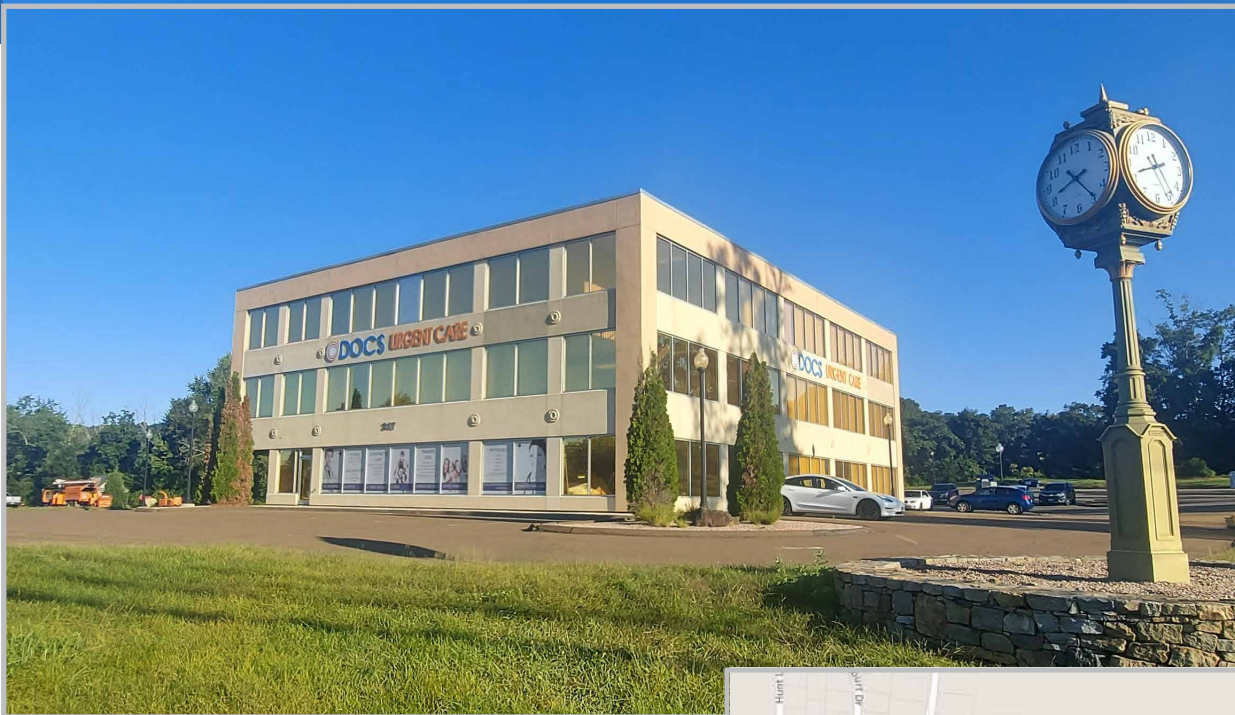
# FOR LEASE - 8,000 SF +/-

(2)- 2ND FLOOR OFFICE SUITES

317 Foxon Road, East Haven, CT



COLONIAL PROPERTIES



## PROPERTY INFORMATION

- Lease Rate:** **\$20/SF NNN**
- Available Space:** (2)-4,000 SF +/- Units
- Occupancy:** Immediate
- Parking:** Ample
- Traffic Count:** 14,000 cars/day



## HIGHLIGHTS

- Building Signage
- Elevator available
- Excellent visibility, located on Route 80
- Co-Tenants Include: DOCS Urgent Care & Ophthalmic Consultants of Connecticut

## DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
<b>Population</b>	5,796	43,482	154,451
<b>Households</b>	2,289	17,402	63,222
<b>Avg. HH Income</b>	\$81,674	\$73,111	\$78,567

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



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