

BRANFORD SHOPPING PLAZA



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845 West Main Street
Branford, CT 06405



THE SPACE

Location	845 West Main Street, Branford, CT, 06405
County	New Haven
Square Feet	3,000 to 8,000
Rent Per SF	\$16.00
Lease Type	NNN

Notes Space is subdividable

HIGHLIGHTS

- Building Size: 37,000 SF
- Lot Size: 4 Acres
- Parking: 150 Vehicles
- Traffic Count: Over 25,000 VPD
- Points of Entry: 5
- Cotenants: Five Guys Burgers & Fries, Advance Auto Parts, Sprint, Game Xchange, Smoothie King, D'Carmines Pizza, Vanguard Group, Route 1 Wine & Spirits, Jersey Mike's Subs, Eva Nails, Edible Arrangements
- Superb street visibility on Branford Hill (Route 1)
- Most heavily traveled main road in Branford



POPULATION

1 MILE	3 MILE	5 MILE
7,726	49,568	119,650



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$88,512	\$93,982	\$82,851



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
3,463	21,172	49,632



GAME X CHANGE

SMOOTHIE KING

Advance Auto Parts

D'Carmines Pizza

VACANCY
Up to 8,000 SF

Rt 1 Wine & Spirits

Jersey Mike's Subs

Eva Nail Spa

Sprint

edible arrangements

Vanguard Cigar Club

FIVE GUYS
BURGERS and FRIES



-PLAZA-

This staple neighborhood center is perched on Branford Hill (Route 1), the town's most well-traveled retail road. Aside from the immediate national coterenants within the plaza like Five Guys and Advance Auto Parts, area retailers include Big Y, Kohl's, McDonald's, Burger King, Taco Bell, Starbucks, and Dollar Tree.

-TOWN-

Located along the shoreline of Long Island Sound in New Haven County, Branford flaunts a prestigious reputation among Connecticut towns. With well-reputed schools, oceanside streets, bustling pharmaceutical and technological industries, a charming town center, and six historic districts listed on the National Register of Historic Places, Branford is a destination for new and long-standing businesses.

Branford is convenient to many towns, as it borders North Branford, Guilford and East Haven and lies only eight miles east of New Haven. West Main Street, North Main Street and East Main Street (US Route 1) are parallel to the main artery through the town, Interstate 95. The town is also serviced by Routes 142 and 146.

Branford has a station on the Shore Line East commuter line from New London to New Haven, and Tweed New Haven Regional Airport is located three miles west of the town.

