

FOR LEASE | 1,290± SF RETAIL SPACE

ACTIVE NEIGHBORHOOD SHOPPING CENTER | CLOSE TO HIGHWAY

Brushy Hill Plaza, 4-12 Brushy Plain Road, Branford, CT 06405

LEASE RATE: \$17/SF Gross + Utilities

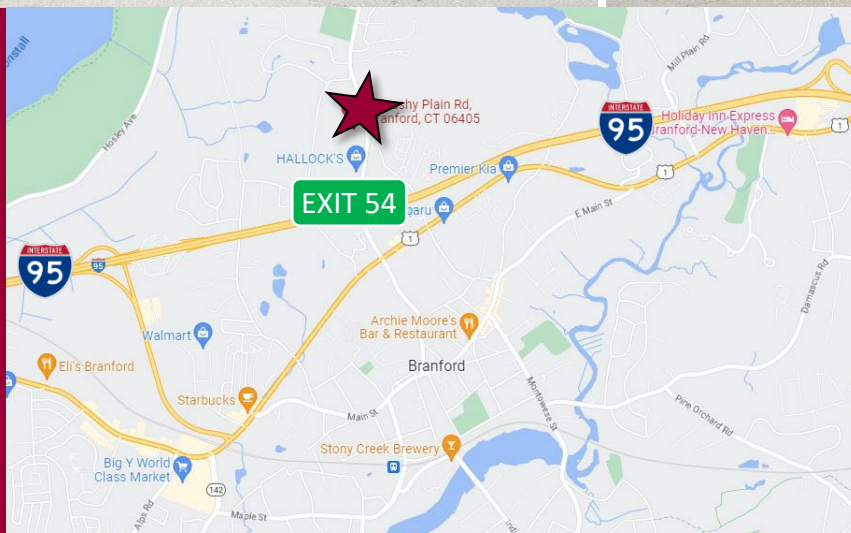


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Active Neighborhood Retail Center
- **1 Suite available for Lease**
 - **1,290± SF - #112**
- Surrounded by residential condominiums
- Central Air throughout
- Zoning: BR
- Convenient to I-95 at Exit 54, Cedar Street

For more information contact: Will Braun, SIOR, CCIM | 203-804-6001 | wbraun@orlcommercial.com

Nick Leone | 203-903-6709 | nleone@orlcommercial.com OR J. Richard Lee | 203-643-1006 | rlee@orlcommercial.com

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

Broker of Record: J. Richard Lee | (203) 646-1006 | rlee@orlcommercial.com | License: REB. 0758300

2 Summit Place, Branford, CT 06405 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLDG AREA 9,760± SF
AVAILABLE AREA 1,290± SF
NUMBER OF FLOORS 1
CONSTRUCTION Wood Frame
YEAR BUILT 1986

SITE INFORMATION

SITE AREA 4.74± Acres
ZONING BR
PARKING Ample Open Parking
SIGNAGE Building
VISIBILITY Excellent
HWY ACCESS I-95, Exit 54

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Yes

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord

OTHER TENANTS Lion City Chinese Food Restaurant, Perkatory Coffee Shop, Mur Salon (hair salon), Happy Tails Pet Grooming, Studio One Dance Center, Brushy Hill Laundry & Dry Cleaning, Fantastic Diving, and more.

COMMENTS O,R&L Commercial is pleased to offer 1 Retail suite for Lease 1,290± SF located in the Brushy Hill Plaza, an active neighborhood retail center surrounded by residential condominiums (The Village at Brushy Hill). This property is convenient to I-95 at Exit 54, Cedar Street.

DIRECTIONS I-95 to Exit 54 (Cedar Street), turns into Brushy Plain Road, left into The Village at Brushy Hill. 1,290± SF suite is in building on left.

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ENTRANCE AREA

STORAGE/LOUNGE

BATHROOM



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