



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

445 West Main Street, Branford, CT 06405 – BRANFORD HILL PLAZA
3,800± SF PRIME RETAIL / OFFICE OPPORTUNITY (FORMER BANK BUILDING)

LEASE RATE: \$28/SF NNN

HIGHLIGHTS

- 3,800± SF Freestanding Retail / Office Building
- Flexible Layout Suitable for Retail, Medical, or Office Use
- Excellent Brand Exposure Opportunity
- Great Visibility from West Main Street (Route 1)
- Easy Access to I-95 & Surrounding Shoreline Communities
- Former Liberty Bank Branch with Existing Build-out & Drive-thru



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WWW.ORLCOMMERCIAL.COM

2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046
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

OR & L COMMERCIAL **FOR LEASE**

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3,800± SF RETAIL / OFFICE BUILDING

BUILDING INFORMATION

GROSS BLDG AREA: 3,800± SF

AVAILABLE AREA: 3,800± SF

OF FLOORS: 1

CONSTRUCTION: Wood Frame

ROOF TYPE: Asphalt Shingles

YEAR BUILT: 1986

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Forced Air, Gas

SITE INFORMATION

SITE AREA: 1.83± Acres

ZONING: CP

PARKING: Open Parking

SIGNAGE: Street Sign & Building Sign

VISIBILITY/FRONTAGE: Excellent

HWY ACCESS: I-95

TRAFFIC COUNT: 13,800± on Route 1

UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

TAXES

ASSESSMENT: \$2,517,700 (2 Buildings)

MILL RATE: 21.40

TAXES: TBD

EXPENSES

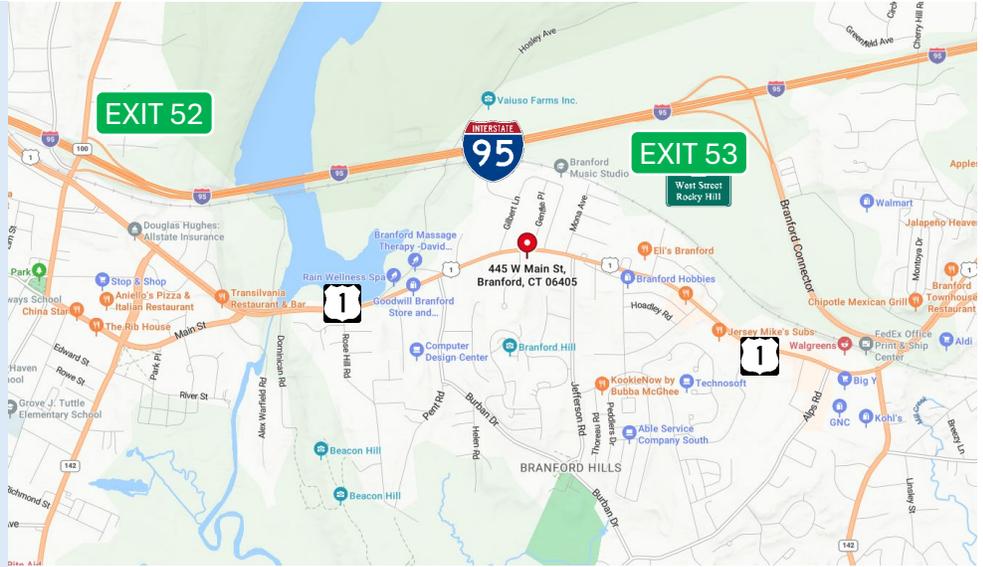
RE TAXES: Tenant Landlord

UTILITIES: Tenant Landlord

INSURANCE: Tenant Landlord

MAINTENANCE: Tenant Landlord

JANITORIAL: Tenant Landlord



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