

# SALE

## BRANFORD MIXED USE INVESTMENT

562-572 Main St Branford, CT 06405



### PROPERTY DESCRIPTION

Coldwell Banker Commercial proudly presents 562-572 Main Street in Branford, CT. This historic 6,650 SF building, with 100% occupancy, presents a compelling investment in the thriving retail sector. Zoned BR, it offers versatility for retail and street retail purposes. This two-floor property exudes character and potential. Priced competitively at \$1,850,000 it's a valuable chance to own a piece of Branford's retail landscape. Whether you're seeking a strategic addition to your portfolio or a promising retail venture, this property holds immense promise and opportunity.

### PROPERTY HIGHLIGHTS

- Prime mixed use opportunity
- Fully leased
- 6,650 SF building
- Parking lot in the rear of the building
- Building wide upgrades

### OFFERING SUMMARY

Sale Price:	\$1,850,000
Lot Size:	0.12 Acres
NOI:	\$122,633.00
Cap Rate:	6.63%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,021	16,264	44,893
Total Population	8,056	36,051	106,525
Average HH Income	\$102,588	\$117,573	\$100,780

**Kevin Coleman**  
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**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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## RENT ROLL

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SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
Residential A	Residential A	800 SF	\$26.25	\$21,000	-
Residential B	Residential B	800 SF	\$26.25	\$21,000	-
Retail-1	Slackline Press	500 SF	\$37.56	\$18,780	7/31/29
Retail-2	Jisung Kim	900 SF	\$22.00	\$19,800	5/31/28
Retail-3	Skull & Combs	850 SF	\$20.59	\$17,500	12/31/31
Retail-4	Doma Trattoria	2,400 SF	\$19.32	\$46,368	9/30/30
<b>TOTALS</b>		<b>6,250 SF</b>		<b>\$144,448</b>	

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## INCOME / EXPENSE SUMMARY

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### INCOME SUMMARY

#### 562-572 MAIN STREET BRANFORD

Income	\$146,674
Expense Reimbursement (Doma)	\$24,205

<b>GROSS INCOME</b>	<b>\$170,879</b>
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### EXPENSES SUMMARY

#### 562-572 MAIN STREET BRANFORD

RE Taxes	\$16,901
Insurance	\$14,211
Water/Sewer	\$4,036
Snow Plowing/Landscaping	\$2,852
Trash	\$10,246

<b>OPERATING EXPENSES</b>	<b>\$48,246</b>
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<b>NET OPERATING INCOME</b>	<b>\$122,633</b>
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## RETAIL MAP

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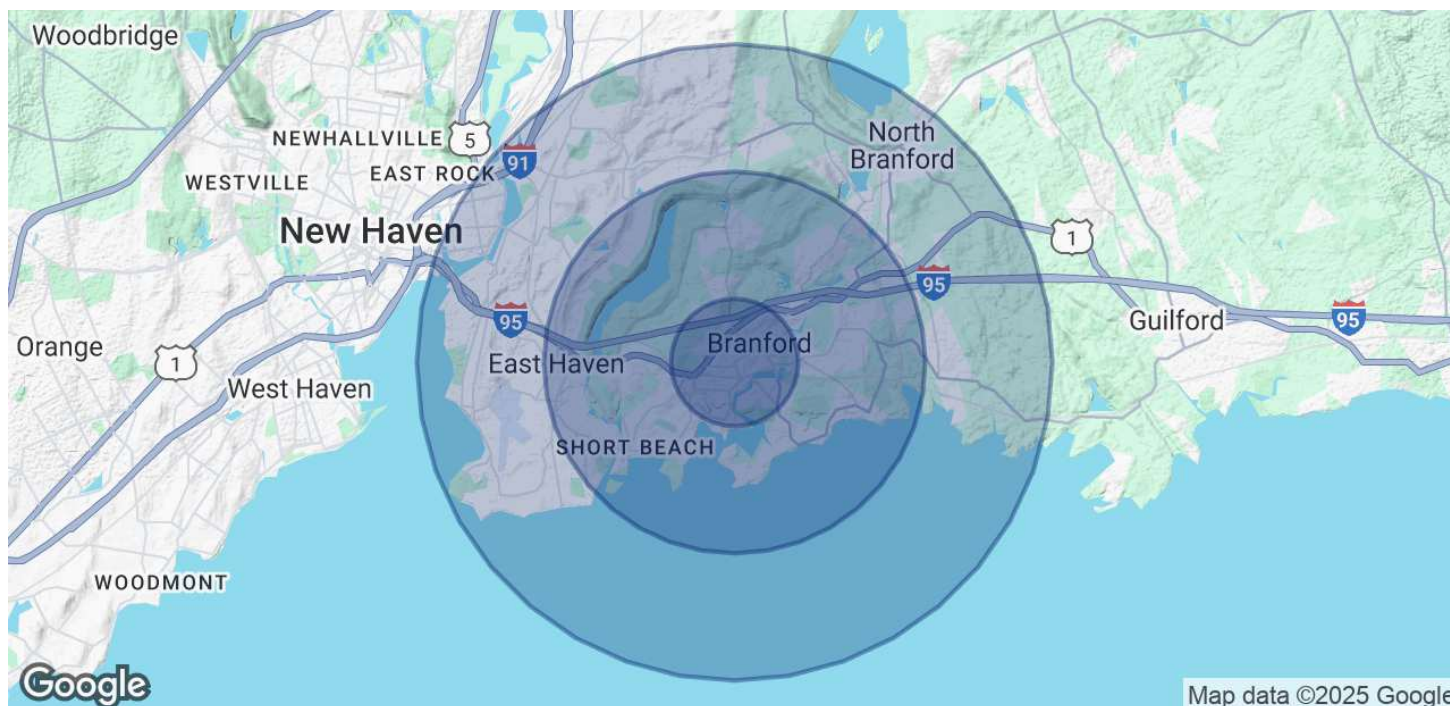
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## DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,056	36,051	106,525
Average Age	48	47	43
Average Age (Male)	46	46	42
Average Age (Female)	49	49	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,021	16,264	44,893
# of Persons per HH	2	2.2	2.4
Average HH Income	\$102,588	\$117,573	\$100,780
Average House Value	\$419,295	\$441,447	\$383,186

Demographics data derived from AlphaMap

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