



Ranked in Top 50  
Commercial Firms in U.S.



# FOR SALE OR LEASE

10 HEMINGWAY AVE, EAST HAVEN, CT 06512

11,240± SF RETAIL BUILDING WITH DRIVE-THRU | 1.28± ACRES

SALE PRICE: \$1,950,000 | LEASE RATE: \$15/SF NNN

## HIGHLIGHTS

- 11,240± SF Retail Building with Drive-thru
- Former Rite-Aid on 1.28± Acres
- 53 Parking Spaces, 4.72/1,000
- Located at 4-Way Intersection with Traffic Light
- Current ADT: 21,300± Average Daily Traffic
- Close proximity to Tweed Airport's proposed new entrance for added traffic flow!

### CONTACT

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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](mailto:rlee@orlcommercial.com) | License: REB.0758300

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**10 Hemingway Ave, East Haven, CT**



## Tweed New Haven Expansion

Position your investment at the very epicenter of regional growth! With the imminent opening of Tweed New Haven Airport's state-of-the-art terminal, this property at 10 Hemingway Avenue is set to become one of the most visible locations in East Haven. The airport's new master plan reroutes all passenger and terminal traffic directly off Hemingway Avenue and onto Proto Drive, the new main entrance. This isn't just a street; it's the future gateway for over a million travelers a year, and your property sits directly on their path, offering a front-row seat to an unprecedented flow of daily traffic.

This is more than just a prime location; it's a strategic acquisition. As the primary artery to the new terminal, the daily volume of travelers, ride-shares, taxis, and airport-related services passing this address will be immense and sustained. Imagine the unparalleled exposure for a business or the built-in value appreciation for an investor. Seize the opportunity now to own a landmark property that will capitalize directly on the region's largest infrastructure project, securing a cornerstone asset at the entrance to Southern Connecticut's modern air travel hub.



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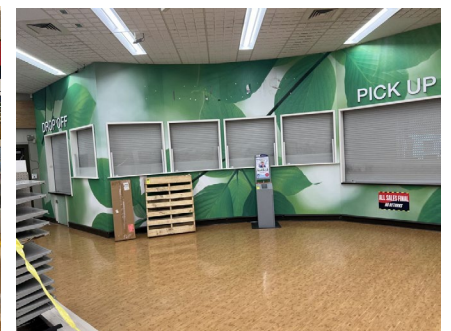
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### BUILDING INFORMATION

**GROSS BLDG AREA:** 11,240± SF

**AVAILABLE AREA:** 11,240± SF

**# of FLOORS:** 1 Story

**CEILING HEIGHT:**

**CONSTRUCTION:** Masonry, Concrete Block

**ROOF TYPE:** Membrane

**YEAR BUILT:** 1999

### MECHANICAL EQUIPMENT

**AIR CONDITIONING/HEAT:** Central Air

**HEAT:** Forced Hot Air, Gas

**SPRINKLERED:** Yes, 100%

**ELECTRIC/POWER:** 600amps, 3ph

### SITE INFORMATION

**SITE AREA:** 1.28± Acres

**ZONING:** CB-2

**PARKING:** 53 Spaces, 4.72/1,000

**SIGNAGE:** At Street & On Building

**FRONTAGE:** 170.38 Feet

**VISIBILITY:** Located at Intersection of Coe Ave & Route 142/Short Beach Rd

**HWY ACCESS:** I-95

**TRAFFIC COUNT:** 21,300±

### UTILITIES

**SEWER/WATER:** Public Connected

**GAS:** Yes

### TAXES

**ASSESSMENT:** \$2,034,550

**MILL RATE:** 33.44

**TAXES:** \$68,035.36 (thru Jan 2026)

### EXPENSES

**RE TAXES:**  Tenant  Landlord

**UTILITIES:**  Tenant  Landlord

**INSURANCE:**  Tenant  Landlord

**MAINTENANCE:**  Tenant  Landlord

**JANITORIAL:**  Tenant  Landlord

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