

Downtown Retail For Lease

81-89 Church Street, New Haven, CT 06510

FC FEBBRAIO
COMMERCIAL



**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES



COMMERCIAL DIVISION™

OVERVIEW



Leasing Starting at \$25/SF/Yr NNN

- **SF:** 700 - 2,200 SF
- **ADT:** 11,215
- **Zone:** BD1
- Full HVAC
- Existing Plumbing
- Ample Storage in Basement



Step into the spotlight of downtown New Haven where urban energy meets limitless commercial potential. Perfectly situated in the heart of the city, this 2,200 SF in-line space offers unmatched flexibility, ideal for a diverse range of businesses. Previously occupied by Dr. Dental, this versatile location is delivered as a vanilla box, allowing you to tailor the space to your unique vision and brand identity. Also available, 700 SF which can be perfect for an ATM or smaller uses.

Strategically located on one of downtown's premier thoroughfares, this property serves as a gateway to the bustling urban core, ensuring maximum visibility and accessibility for your business. Surrounded by a steady stream of foot traffic from locals, professionals, and visitors alike, this prime location positions you to capture the attention of a diverse and dynamic audience. Seize the opportunity to elevate your brand in a space where opportunity meets action.

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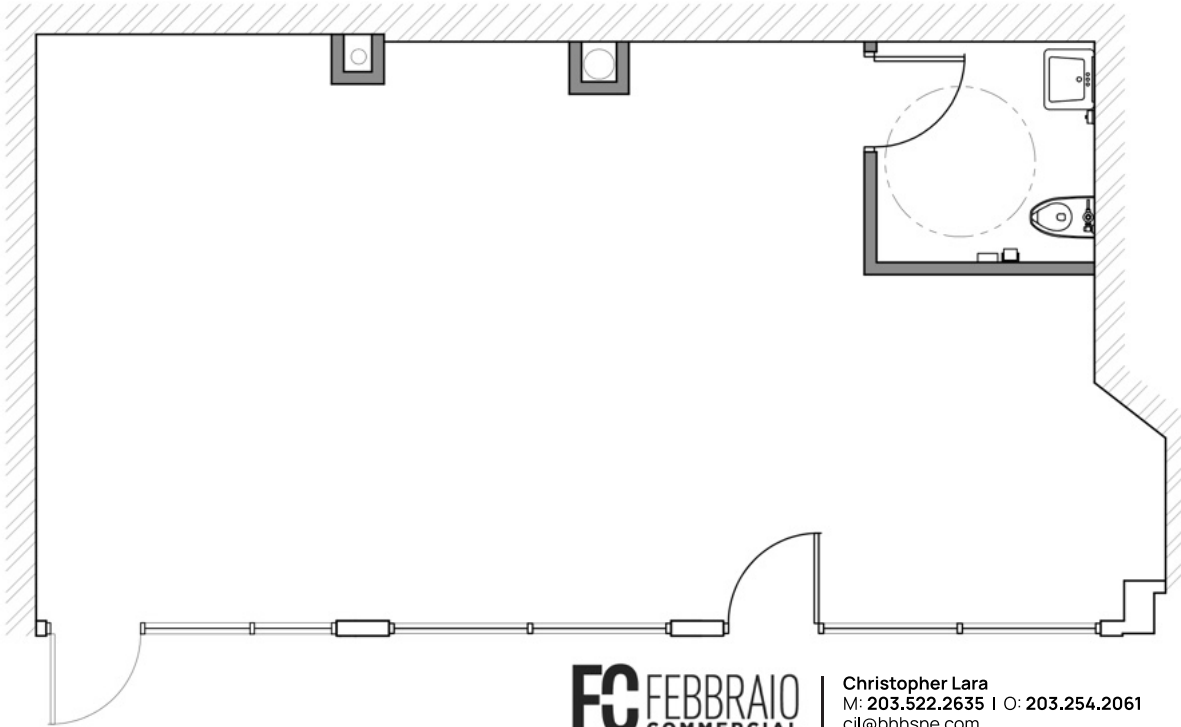
2,200 SF



700 SF

AI Generated Rendering

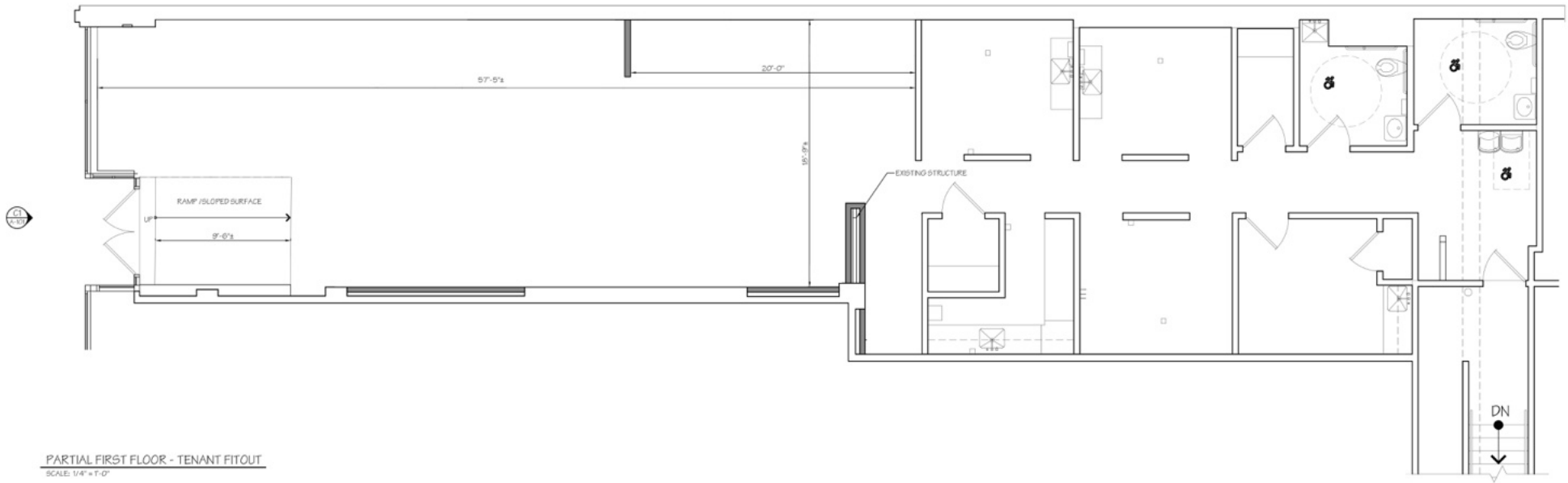
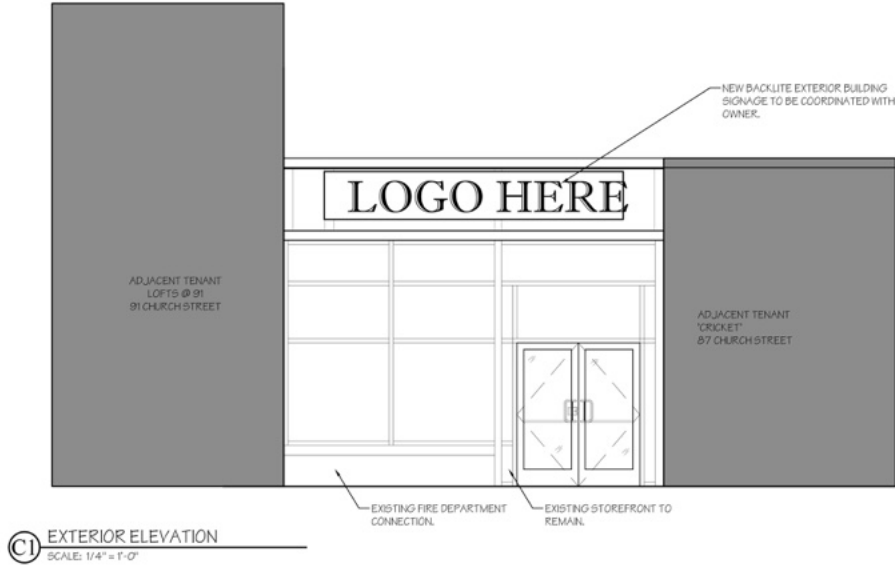
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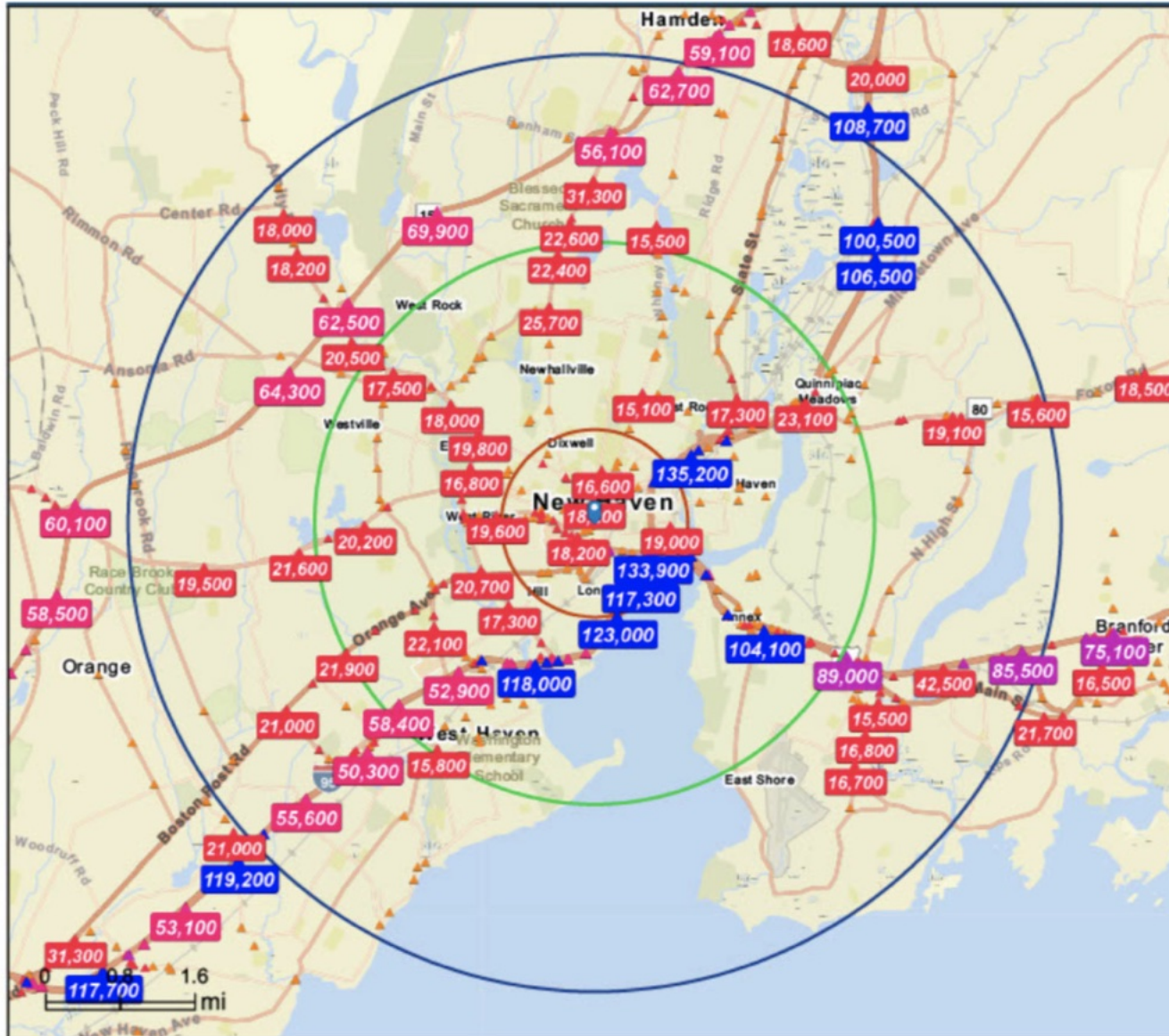
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2,200 SF Floor Plan



TRAFFIC COUNTS



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Traffic Count Map

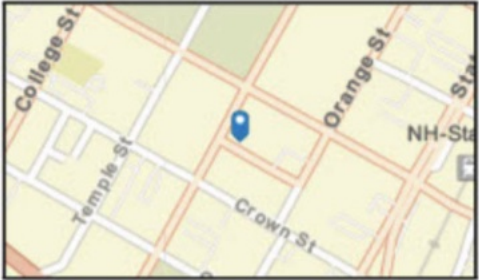
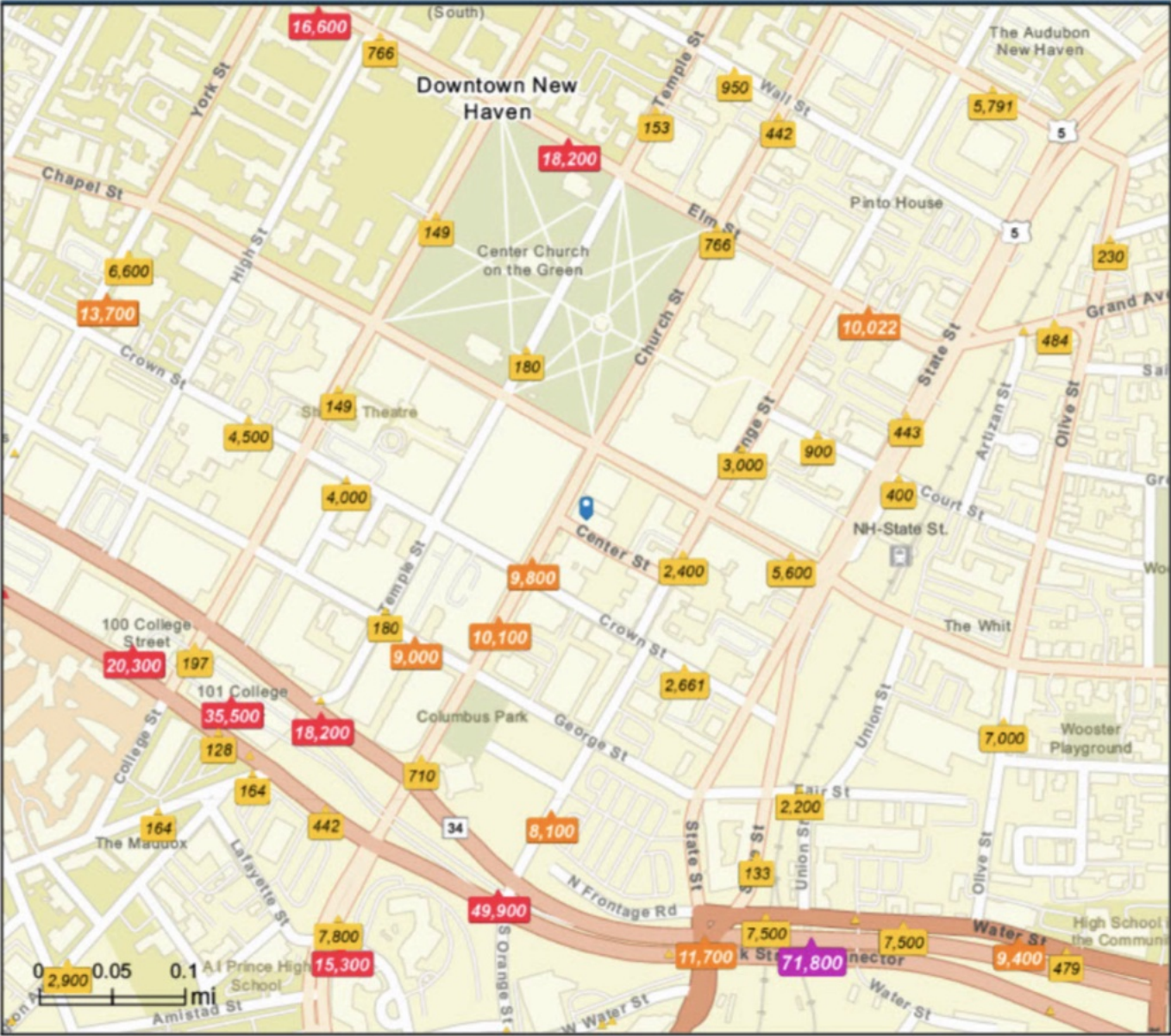
87 Church St, New Haven, Connecticut, 06510
Rings: 1, 3, 5 mile radii

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Source: ©2024 Kalibrate Technologies (Q2 2024).

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Traffic Count Map - Close Up

87 Church St, New Haven, Connecticut, 06510
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HIGHLIGHTS



275 S Orange Street (Square 10)

- Phase 1 coming Winter 2024
- .5 miles away - 4 min. drive
- 200 residential units
- 16,000 SF of retail
- 25,000 SF of public open space
- 253,000 SF life science building expect by 2027



100 College Street

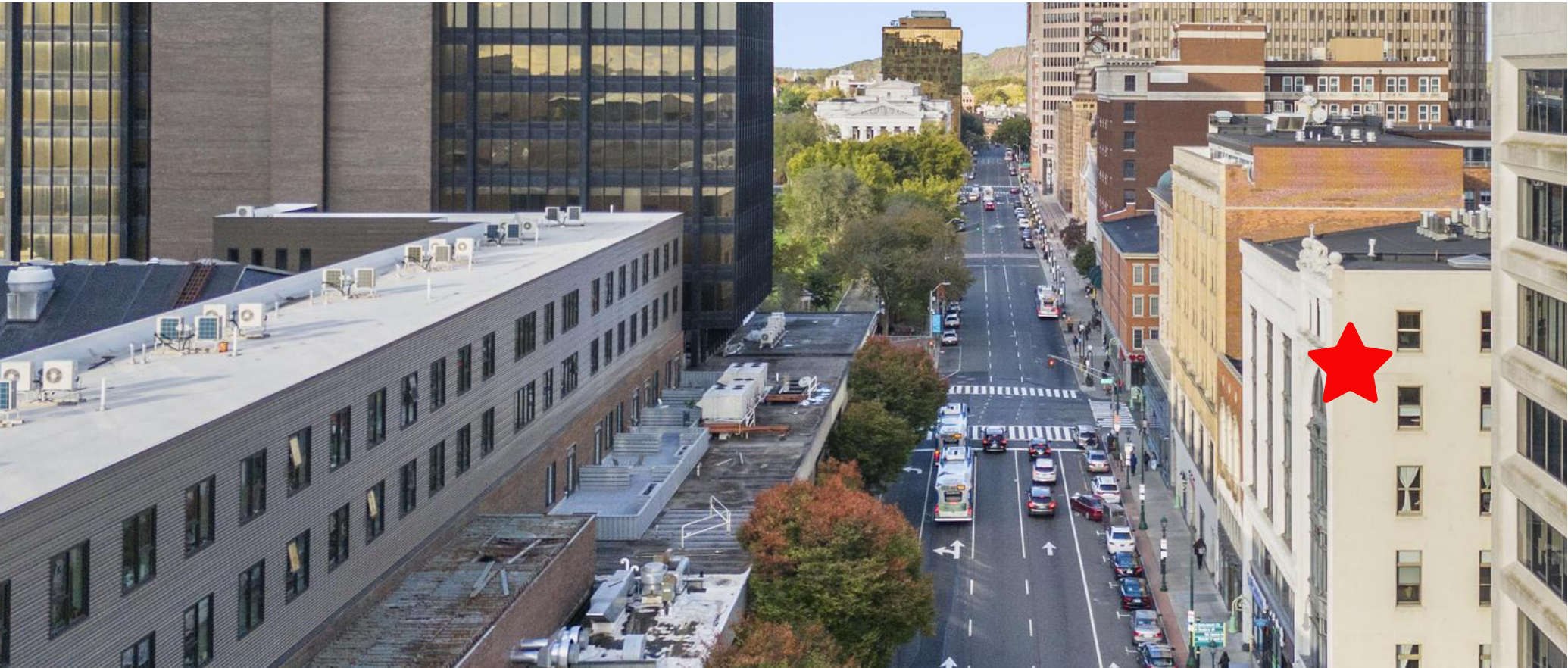
- Completed in 2021
- .5 miles away - 4 min. drive
- Leased to Alexion and Yale
- 513,000 SF / 14 stories
- 850 parking spaces
- \$140M development

Metro North Station

- .3 miles away - 3 min. drive



LOCATION



Located in a dynamic neighborhood, this site is surrounded by legendary establishments and brand new world class developments. With its prime location this property is an opportunity for your business to thrive in the vibrant New Haven community. As one of the key entry points into downtown New Haven, Church Street channels a steady stream of foot and vehicular traffic, drawing people into the heart of the city. This bustling corridor is not only a conduit for those commuting to work or visiting Yale University but also for tourists and residents eager to explore the rich cultural and culinary offerings that New Haven is renowned for. Situated next to a brand new Total Wireless and a 20+ year old Dunkin Donuts.

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	34,150	160,1513	256,406
Median Age	29.7	32.8	35.8
Median Household Income	\$41,126	\$51,739	\$62,303
Average Household Income	\$70.229	\$73,777	\$84.8439

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Febbraio Commercial Team
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ABOUT CHRISTOPHER

Christopher Lara—known to many as Chris or CJ—is a seasoned commercial real estate professional with over a decade of experience. He began his career specializing in industrial properties before transitioning into hospitality and retail leasing, drawing from his background in the restaurant industry, where he's worked since the age of 17.

Originally from New York and a Connecticut resident for more than 20 years, Chris is recognized as a "go-to broker" in the restaurant and hospitality sectors, representing operators, developers, and investors throughout the region. He currently represents the largest privately owned Mexican restaurant group in Connecticut, a reflection of his deep industry insight and local market expertise.

As a member of the Febbraio Commercial Team at Berkshire Hathaway for the past few years, Chris focuses on a wide range of real estate transactions—from restaurant deals to retail, industrial, leasing, and investment sales. While he's an expert in hospitality, he brings the same strategic guidance, market knowledge, and personal attention to all types of commercial transactions.

Known for his hands-on, relationship-driven approach, Chris is deeply committed to his clients' success. Whether helping a restaurateur launch their first location or guiding an investor through a portfolio acquisition, he builds lasting partnerships based on trust, responsiveness, and results.

With a passion for real estate and a reputation for delivering value across asset classes, Chris continues to make a meaningful impact on Connecticut's commercial real estate landscape.

Visit Our Website



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