



Ranked in Top 50  
Commercial Firms in U.S.



# FOR LEASE

1715 FOXON ROAD (Route 80), NORTH BRANFORD, CT 06471

(2) 1,200± SF RETAIL / OFFICE SPACES

**LEASE RATE: \$15.00/SF Gross + Utilities**

## HIGHLIGHTS

- Neighborhood Shopping Center
- Route 80 Location
- (2) 1,200± SF Retail / Office Spaces
- Frontage: 250 Feet
- ADT: 15,628±
- Many Area Amenities Nearby

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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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### BUILDING INFORMATION

**GROSS BLDG AREA:** 10,826± SF

**AVAILABLE AREA:** 2,400± SF

**MINIMUM AREA:** 1,200± SF

**# OF FLOORS:** 1

**CONSTRUCTION:** Brick, Masonry

**ROOF TYPE:** T&G

**YEAR BUILT:** 1969

### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air

**HEAT:** Gas, Forced Air

### SITE INFORMATION

**SITE AREA:** 2.41± Acres

**ZONING:** B2

**PARKING:** Open, Ample Parking

**SIGNAGE:** Pylon, Building

**VISIBILITY:** Excellent

**HWY ACCESS:** I-95

**TRAFFIC COUNT:** 15,628±

### UTILITIES

**SEWER/WATER:** Public Connected

**GAS:** Yes

### TAXES

**ASSESSMENT:** \$861,000

**MILL RATE:** 27.61

**TAXES:** \$23,772.22 (through Jan 2026)

### EXPENSES

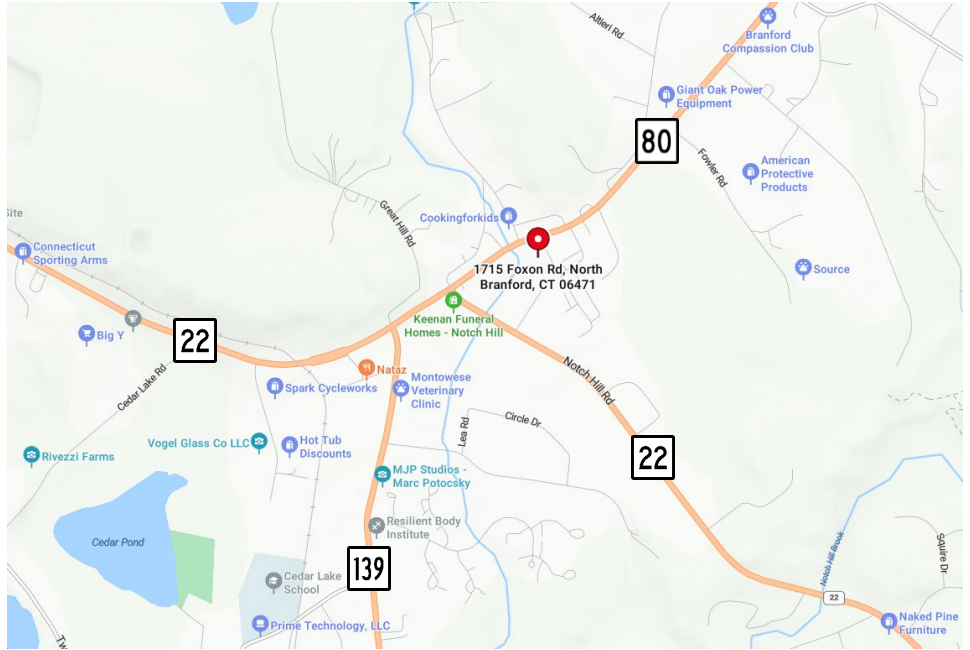
**RE TAXES:**  Tenant  Landlord

**UTILITIES:**  Tenant  Landlord

**INSURANCE:**  Tenant  Landlord

**MAINTENANCE:**  Tenant  Landlord

**JANITORIAL:**  Tenant  Landlord



### CONTACT

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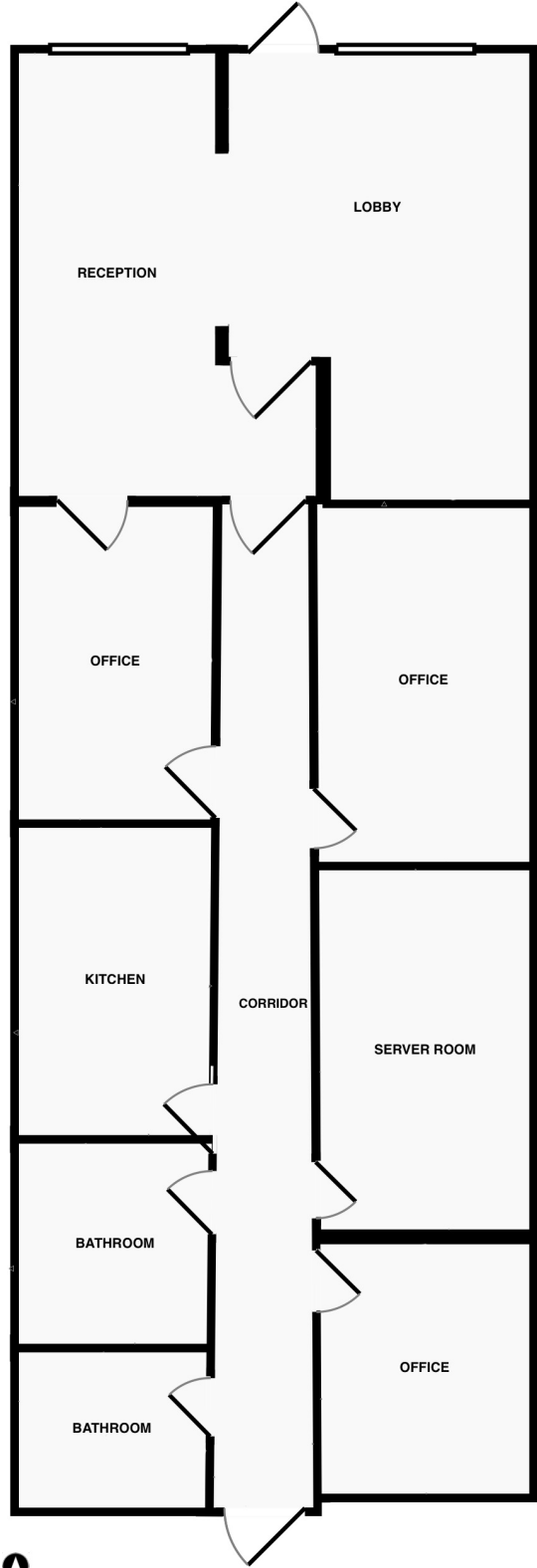
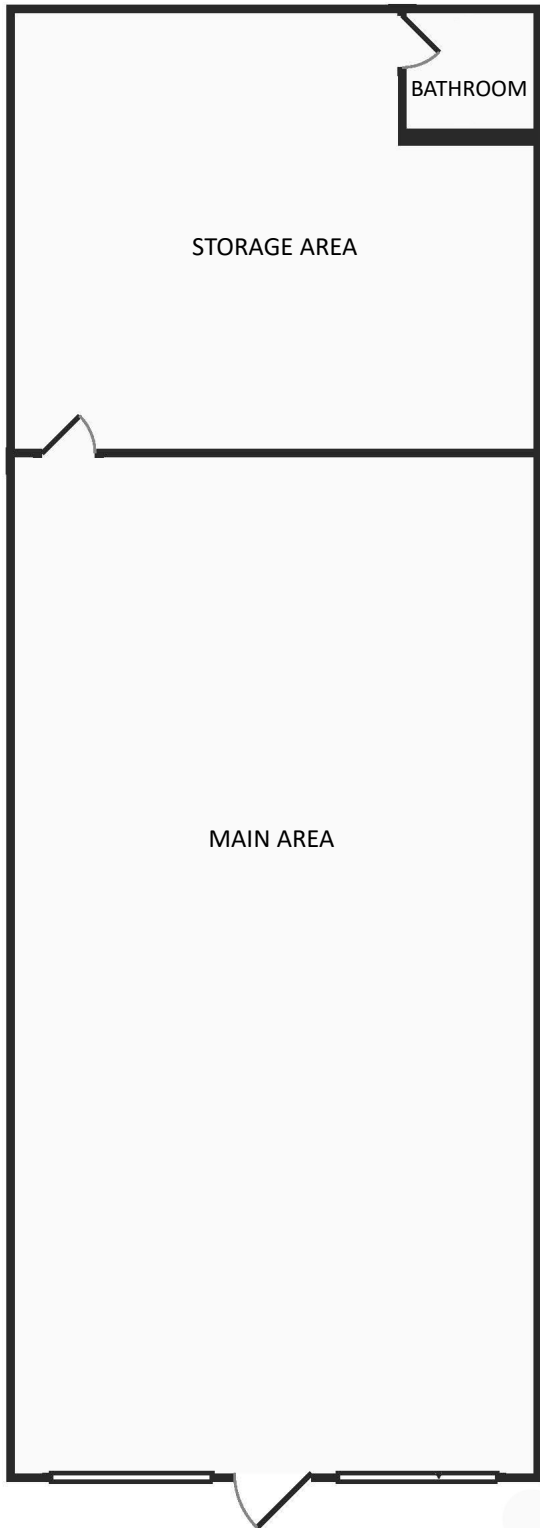
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