

FOR LEASE | 2,070± SF INLINE SPACE

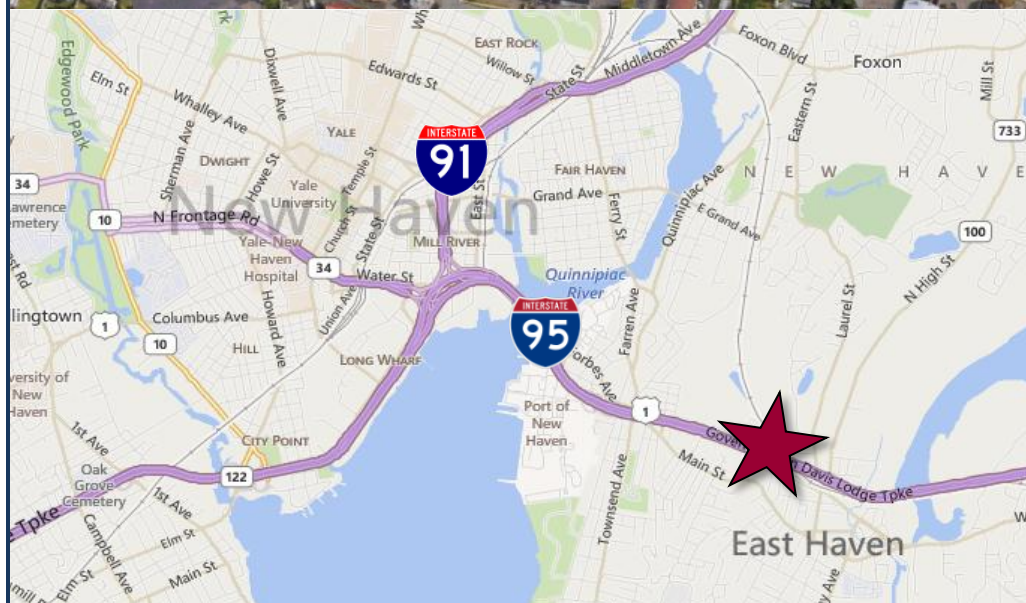
ACTIVE RETAIL SHOPPING CENTER VISIBLE FROM I-95

15-65 Frontage Road, East Haven, CT 06512

LEASE RATE: Price Upon Request

OR  
&L  
COMMERCIAL

Ranked in Top 50  
Commercial Firms in U.S.



### Property Highlights

- Retail space for Lease
- 2,070± SF Inline space
- 54,371± SF Retail Center
- Shadow Anchored by Home Depot
- Anchored by AutoZone & Wendy's
- 430 Parking spaces 7.92/1,000
- Visible from & easy access to I-95
- ADT: 175,000± on I-95
- ADT: 22,000± on Frontage Road

For more information contact:

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O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882  
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



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### BUILDING INFORMATION

|                   |                          |
|-------------------|--------------------------|
| GROSS BLDG AREA   | 54,371± SF               |
| AVAILABLE AREA    | 2,070± SF – Inline space |
| WILL SUBDIVIDE TO | 2,070± SF                |
| NUMBER OF FLOORS  | 1                        |
| CLEAR HEIGHT      | 10'                      |
| CONSTRUCTION      | Concrete, Block          |
| ROOF TYPE         | Flat, Membrane           |
| YEAR BUILT        | 1975                     |

### SITE INFORMATION

|               |                                        |
|---------------|----------------------------------------|
| SIGNAGE       | Pylon, Storefront                      |
| ZONING        | CA-1                                   |
| PARKING       | 430 spaces                             |
| VISIBILITY    | Excellent                              |
| FRONTAGE      | 499'                                   |
| HWY.ACCESS    | I-95                                   |
| TRAFFIC COUNT | 22,000±- Frontage Rd<br>175,000±- I-95 |

### MECHANICAL EQUIPMENT

|                  |                 |
|------------------|-----------------|
| AIR CONDITIONING | Central Air     |
| TYPE OF HEAT     | Gas, Forced Air |
| SPRINKLERED      | Yes, wet        |

### UTILITIES

|       |                  |
|-------|------------------|
| SEWER | Public Connected |
| WATER | Public Connected |
| GAS   | Public Connected |

### EXPENSES

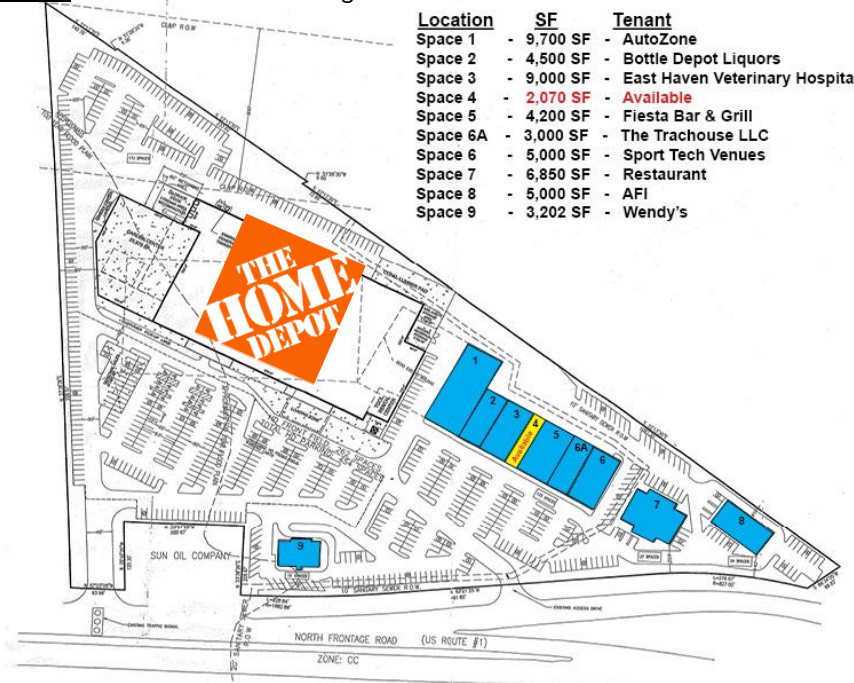
|             |                                            |                                   |
|-------------|--------------------------------------------|-----------------------------------|
| RE TAXES    | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| UTILITIES   | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| INSURANCE   | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| MAINTENANCE | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| JANITORIAL  | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |



**PLAZA RETAILERS** Shadow anchored by Home Depot. Anchored by Wendy's & AutoZone.  
Other tenants: East Haven Veterinary Hospital, Bottle Depot Liquors, Trachouse Salon, Fiesta Bar & Grill, & a new brazilian restaurant.

### DIRECTIONS

I-95 to Exit 51 to Frontage Road



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- Many area amenities



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