

FOR LEASE



KNG
REALTY

(959) CALL-KNG



312 EDGEWOOD AVE
NEW HAVEN CT

1,612 SF +/- LAUNDROMAT

FUNCTIONAL LAUNDROMAT | EDGEWOOD NEIGHBORHOOD

HIGHLIGHTS

- 1,600 SF LAUNDROMAT AVAILABLE FOR LEASE
- 16 WASHER MACHINES
- 18 DRYERS
- BASEMENT SPACE FOR EXTRA STORAGE
- LOCATED IN THE EDGEWOOD NEIGHBORHOOD WITH A DENSE RESIDENTIAL SETTING MAKING IT AN IDEAL LOCATION FOR A LAUNDROMAT

MINUTES TO ELLA T GRASSO BLVD



LEASE PRICE

\$2000 PER MONTH + UTIL.

312 EDGEWOOD AVE NEW HAVEN CT


KNG
REALTY
(959) CALL-KNG

EDGEWOOD NEIGHBORHOOD - DENSE RESIDENTIAL BASE

312 EDGEWOOD AVE SITS IN THE HEART OF THE EDGEWOOD AREA OF
NEW HAVEN — A NEIGHBORHOOD KNOWN FOR:

MULTIFAMILY HOUSING
OLDER APARTMENT STOCK WITHOUT IN-UNIT LAUNDRY
STRONG RENTER POPULATION
WALKABLE RESIDENTIAL STREETS

THIS IS **EXACTLY THE DEMOGRAPHIC THAT SUPPORTS CONSISTENT
LAUNDROMAT TRAFFIC.**

**YALE & STUDENT POPULATION STRATEGY
LEVERAGE PROXIMITY TO:**

YALE UNIVERSITY

EVEN IF NOT IMMEDIATELY ADJACENT TO CAMPUS, STUDENTS LIVING
OFF-CAMPUS IN EDGEWOOD **ARE PRIME CUSTOMERS.**

TACTICS:

STUDENT DISCOUNT DAYS
SEMESTER LAUNDRY CARDS
SOCIAL MEDIA ADS TARGETING 06511 ZIP CODE
PARTNERSHIPS WITH STUDENT HOUSING GROUPS

PHILIPPE BRILLANT | PHIL@KNGREALTY.COM | 551-232-1335

JEREMY GOUN 631-678-3642 | JEREMY@KNGREALTY.COM

WWW.KNGREALTY.COM