

**SUBLEASE – PRIME LOCATION ACROSS FROM CT POST MALL
BOSTON POST ROAD / 74 TURNPIKE SQUARE
MILFORD, CT**



AVAILABLE: 13,500 SF

Subdividable to 3,500SF

PROPERTY HIGHLIGHTS:

- Brand new state of the art commercial kitchen
- Conveniently located off Exit 39B N & Exit 40S - I-95
- Abundant Parking
- Large open dining room and bar area
- Neighbors include, Macy's, Stop & Shop, Big Lots, Michaels & Walmart

TRAFFIC COUNT: 29,571 per day

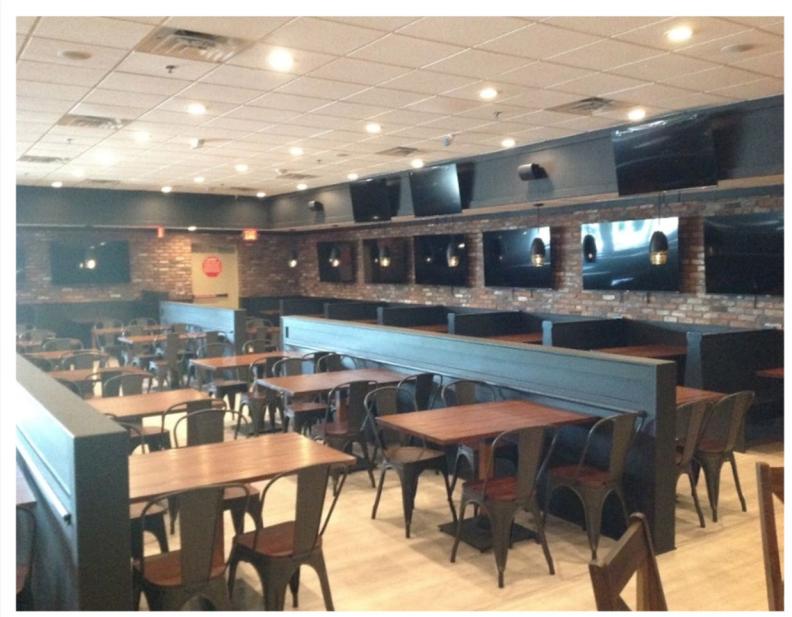
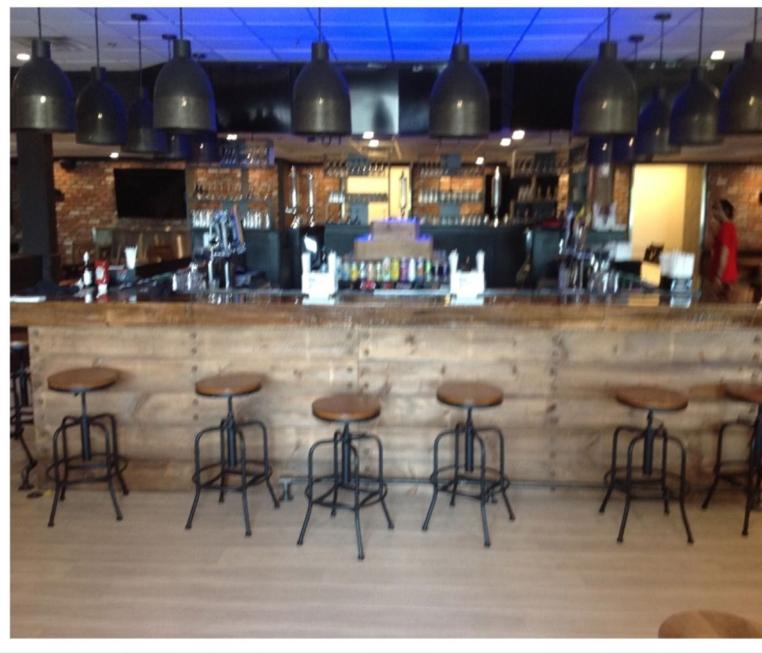
LEASE RATE: \$14.00 NNN

DEMOGRAPHICS	2 MILE	5 MILES	10 MILES
Total Households	8,076	49,054	291,963
Total Population:	20,373	120,773	557,434
Average HH Income:	\$127,470	\$111,105	\$90,354

Chris O'Hara | COLDWELL BANKER COMMERCIAL REALTY
355 Riverside Avenue | Westport, CT 06880
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MILFORD, CT**



SUBLEASE – BOSTON POST ROAD / 74 TURNPIKE SQUARE MILFORD CT



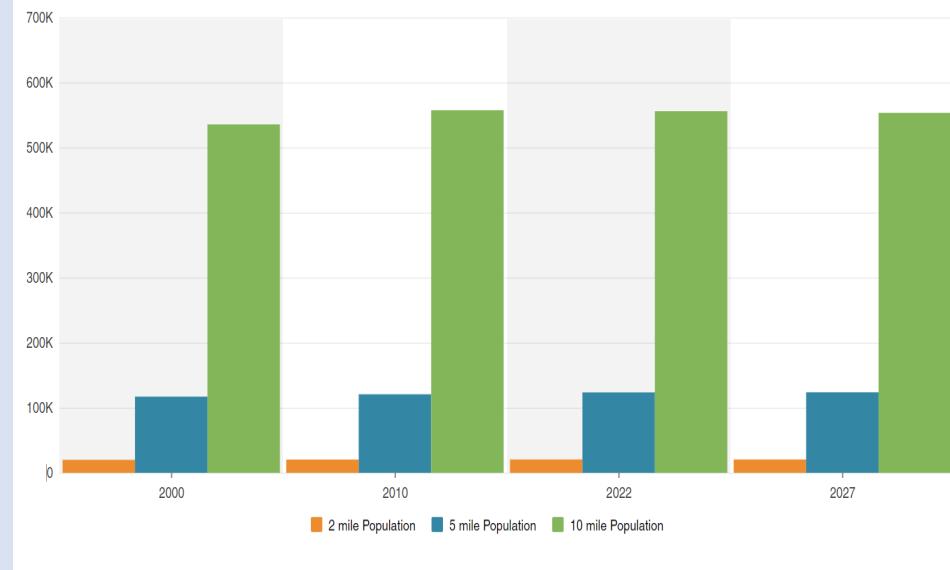
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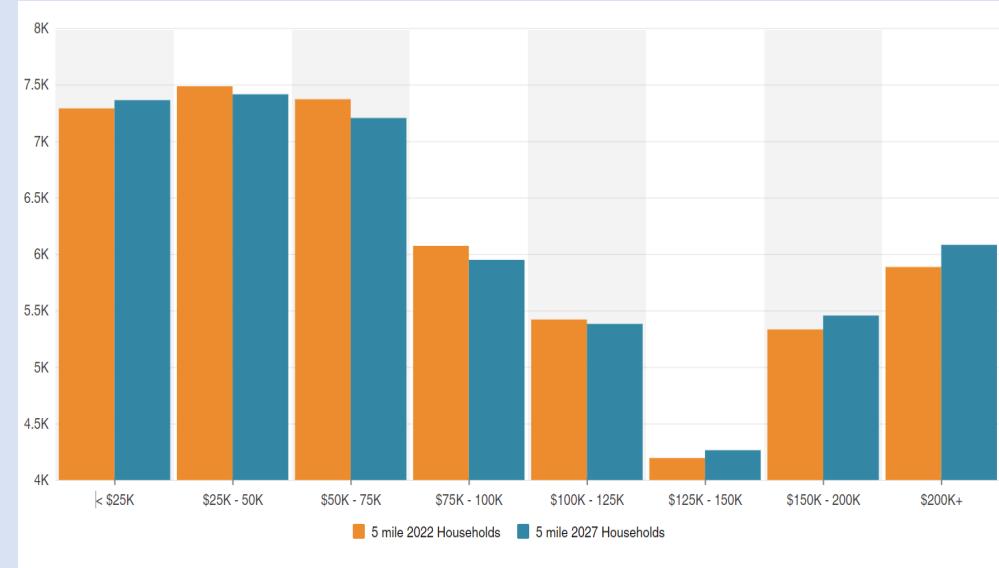
74 Turnpike Square, Milford, CT 06460

Demographics

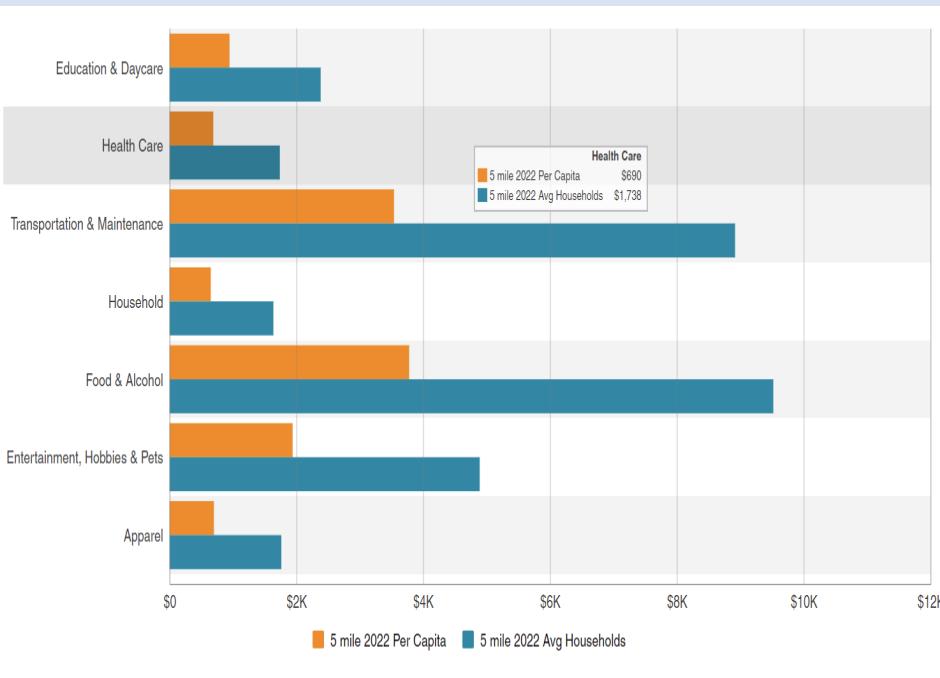
Population



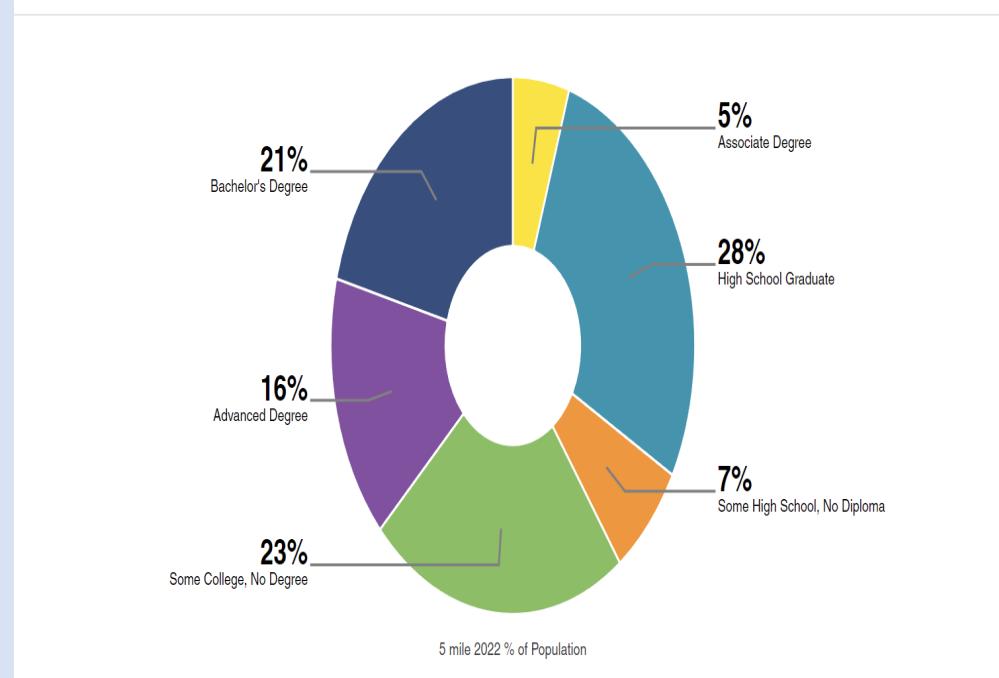
Household Income - USD(\$)



Per Capita & Avg Household Spending



Educational Attainment



**74 Turnpike Square
Milford, CT 06460**

Turnpike Square is ideally located and easily accessible on the heavily traveled Route 1 corridor. It is a 1 /4 mile from I-95. Property is in the same shopping center as, Michael's, and Big Lots!, with ample parking. Signage is visible from Route 1.

Property has city water/sewer, central air-conditioning, gas heat, and wet sprinkler system.

The property is in a Corridor Design Development District (CDD-5).

For additional information or to schedule a tour of this property please contact:

**Chris O'Hara at 203-257-0032 / 203-831-4187
Or Email: cohara@coldwellbanker.com**