



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

The Mews, 288-292 East Main Street, Branford
1,600± SF RETAIL / OFFICE SPACE AVAILABLE

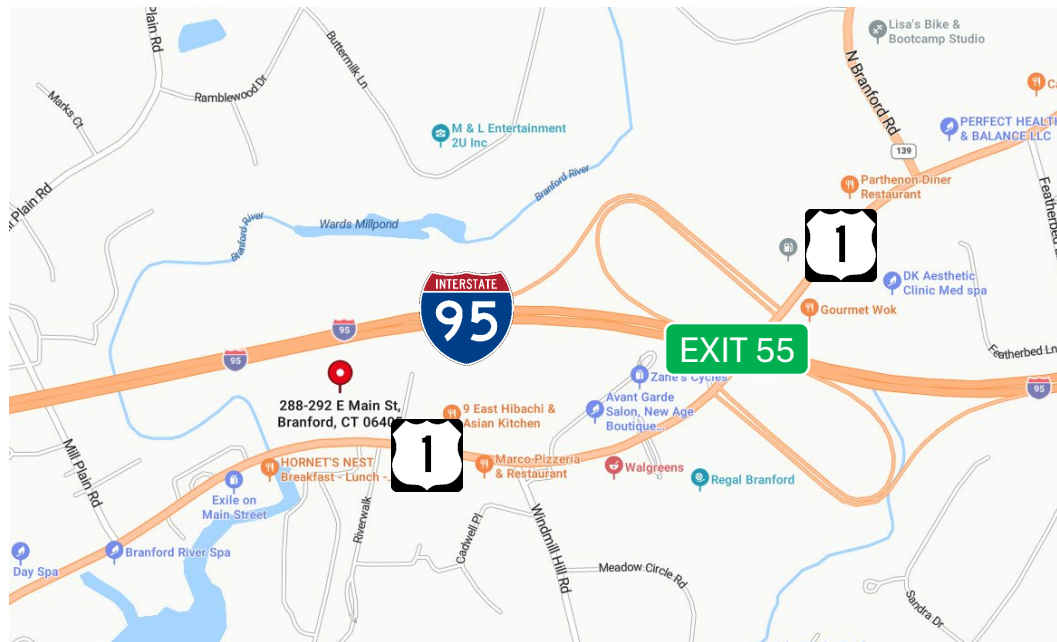
LEASE RATE: \$18/SF Gross + Utilities

HIGHLIGHTS

- Neighborhood Retail Center
- 1,600± SF For Lease
- Mixed-Use Building with Commercial space on First Floor & Residential on Upper Levels
- Route 1 / East Main St Location
- Convenient Access to I-95 at Cedar Street Exit 55

Will Braun,  
 Cell: 203-804-6001
wbraun@orlcommercial.com

Nick Leone
 Cell: 203-903-6709
nleone@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



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 | License: REB.0758300



FOR LEASE

LEASE RATE: \$18/SF Gross + Utilities

The Mews, 288-292 East Main Street, Branford

1,600± SF Retail / Office Space

BUILDING INFORMATION

GROSS BLDG AREA: 25,450± SF

AVAILABLE AREA: 1,600± SF

OF FLOORS: First Floor Street Level

CONSTRUCTION: Wood Frame

ROOF TYPE: Asphalt Shingles

YEAR BUILT: 1976

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

HEAT: Gas, Hot Water

SITE INFORMATION

SITE AREA: 2.38± Acres

ZONING: BR

PARKING: Open Parking

SIGNAGE: Building

VISIBILITY: Visible from Route 1

HWY ACCESS: I-95

TRAFFIC COUNT: 14,400±

UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

EXPENSES

RE TAXES: Tenant Landlord

UTILITIES: Tenant Landlord

INSURANCE: Tenant Landlord

MAINTENANCE: Tenant Landlord

JANITORIAL: Tenant Landlord

DIRECTIONS

I-95 TO EXIT 55 TO EAST MAIN ST / ROUTE 1



O,R&L Commercial is pleased to offer 1,600 SF of Retail / Office space for Lease in the neighborhood shopping center known as "The Mews" located on Branford's Route 1 / East Main Street. The property is a mixed-use center with first floor commercial units with a mix of retail, office, and service oriented uses. The upper level of the building consists of residential apartments. The location provides access to the amenities of Route 1 and convenient highway access to I-95.



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