

FOR LEASE | 5,000± SF END CAP - DIVISIBLE TO 2,500± SF

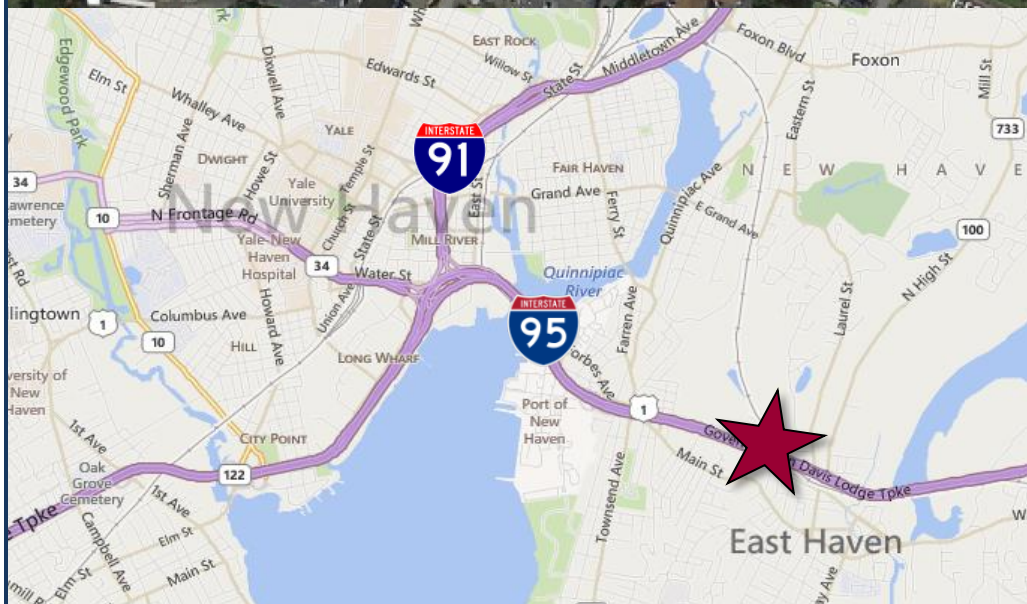
ACTIVE RETAIL SHOPPING CENTER VISIBLE FROM I-95



15-65 Frontage Road, East Haven, CT 06512

LEASE RATE: \$12.00/SF NNN

Ranked in Top 50 Commercial Firms in U.S.



Property Highlights

- Retail space for Lease
- 5,000± SF End Cap Available
- Divisible to 2,500± SF
- 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
- Many area amenities

For more information contact:

Toby Brimberg | 203-643-1116 or 203-640-5575 | tbrimberg@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | 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	5,000± SF
WILL SUBDIVIDE TO	5,000± 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 175,000±- I-95

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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

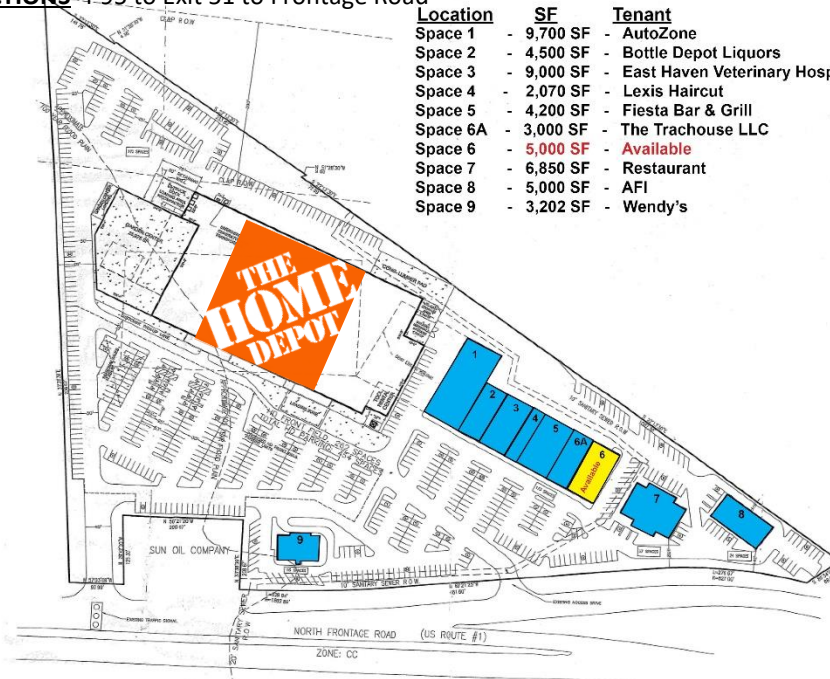
RE TAXES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
MAINTENANCE	<input checked="" type="checkbox"/> 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, Lexi's Barbershop, Fiesta Bar & Grill, & a new brazilian restaurant.

DIRECTIONS

I-95 to Exit 51 to Frontage Road



Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



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