

# FOR SALE OR LAND LEASE | 3,252± SF COMMERCIAL BUILDING REDEVELOPMENT OPPORTUNITY - CORNER LOCATION ON ROUTE 1



46-50 North Main Street (Route 1), Branford, CT 06405

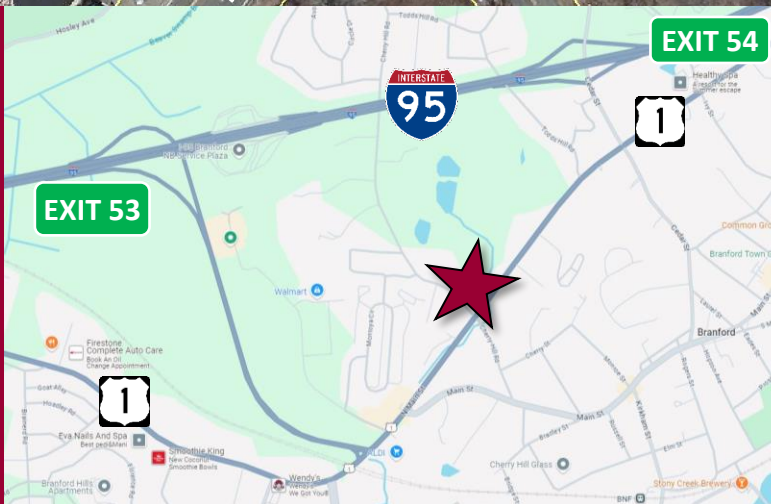
Available as a Ground Lease or Sale

Ranked in Top 50  
Commercial Firms in U.S.



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## Property Highlights

- Redevelopment Opportunity
- Located at Signalized Intersection on Route 1
- 3,252± SF Commercial Building
- 1.34± Acre Corner Parcel
- ADT: 16,387±
- 263.84± Feet – Route 1
- 205± Feet – Cherry Hill Rd
- BL Zone - Many Permitted Uses
- Many area amenities nearby

For more information contact: Frank Hird, SIOR | 203-643-1033 | [fhird@orlcommercial.com](mailto:fhird@orlcommercial.com)

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  
Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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CLB for more Information

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## BUILDING INFORMATION

GROSS BLDG AREA 3,252± SF  
AVAILABLE AREA 3,252± SF  
NUMBER OF FLOORS 1  
CONSTRUCTION Masonry  
ROOF TYPE Asphalt  
YEAR BUILT 1959

## SITE INFORMATION

SITE AREA 1.34± Acres  
ZONING BL  
PARKING Open  
SIGNAGE Corner Pylon  
VISIBILITY Excellent  
FRONTAGE 205'± – North Main St  
26.84± – Cherry Hill Rd  
HWY ACCESS I-95  
TRAFFIC COUNT 16,387±

## MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Hot Water

## UTILITIES

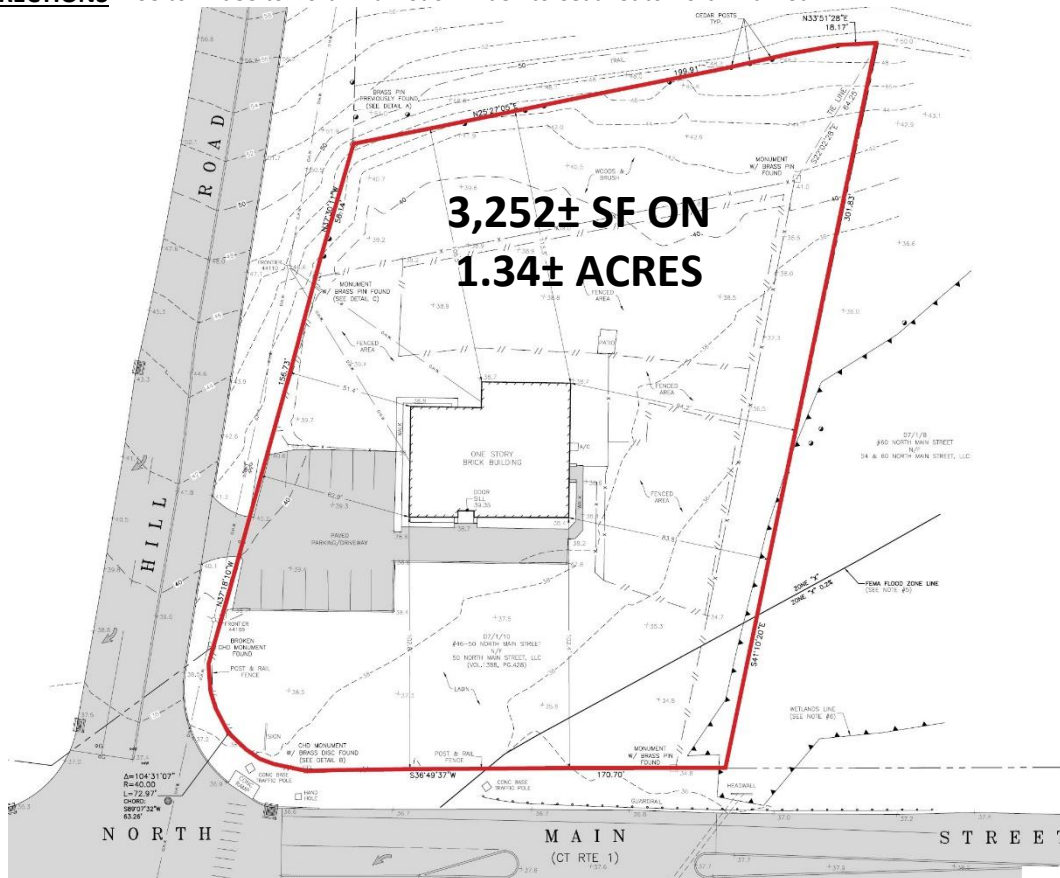
SEWER Public Connected  
WATER Public Connected  
GAS Yes

## TAXES

ASSESSMENT \$492,500  
MILL RATE 30.48  
TAXES \$15,011.40

**COMMENTS** O,R&L Commercial is pleased to present a 3,252± SF commercial building available for Sale or Land Lease located at the corner of North Main Street (Route 1) and Cherry Hill Road at a signalized intersection in Branford, CT. The 1.34 acre corner parcel has 205± feet of frontage on Route 1 / North Main Street, 263.84± feet of frontage on Cherry Hill Road and average daily traffic of approximately 16,387±. The property is located in BL Zone for wide variety of uses.

**DIRECTIONS** I-95 to Exit 53 to North Main St or Exit 54 to Cedar St to North Main St



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- BL Zone – Many Permitted Uses
- Many area amenities
  - Shopping
  - Banking
  - Dining

## BL Zone Permitted Uses

- Retail
- Medical Office
- Restaurant, Fast-Food without Drive-thru
- Animal Hospital or Veterinarian Office
- Many More

## Special Exception

- Restaurant, Fast-Food with Drive-thru
- Gas Station
- Motor Vehicle Sales / Service

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