

Former Restaurant for Lease

7,675 SF Building on 2.77 Acre Site

348 Boston Post Road
Orange, Connecticut



Features

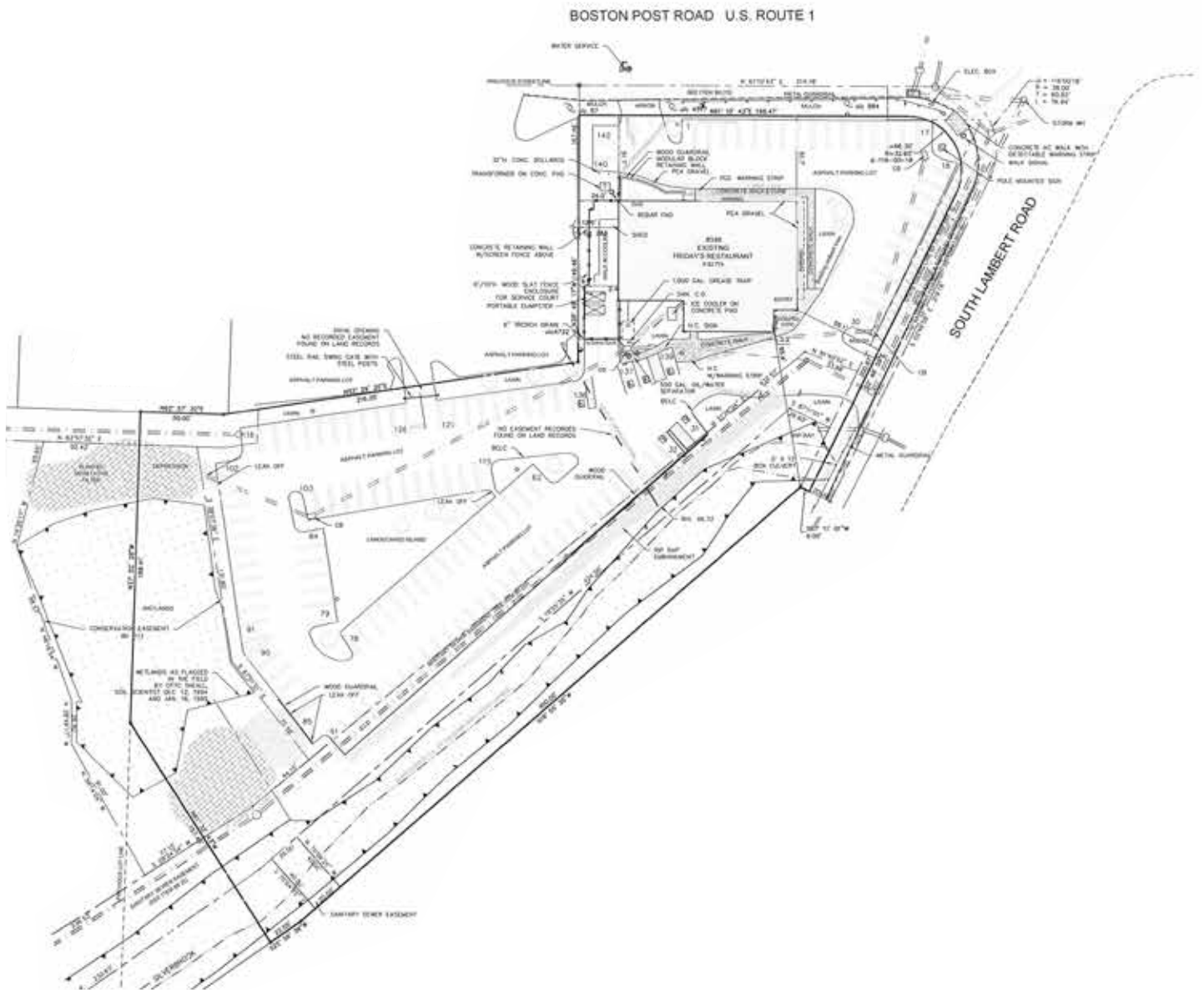
- + 7,675 sf former Restaurant plus 406 sf of refrigeration
- + 2.77 Acre lot with 143 Parking spaces
- + 215' of frontage on Boston Post Road & 219' of frontage on Lambert Rd
- + Opportunity to build a larger footprint
- + Tremendous visibility on high traffic road(s)
- + Brand New Roof installed June 2025
- + Property has two curb cuts and pylon site

Retail Market



2024 Demographics	3 Miles	5 Miles	10 Miles
Estimated Population	58,340	157,162	324,652
Estimated Households	23,520	63,236	130,132
Estimated Average Household Income	\$135,192	\$122,397	\$116,875
Estimated Daytime Population	61,464	178,435	357,337

Site Plan



Contact Us

Rob Robledo

Executive Vice President
+1 617 912 6869
rob.robledo@cbre.com

John Ferris

Senior Vice President
+1 617 912 6871
john.ferris@cbre.com

Christian Van Horn

Senior Associate
+1 401 266 5280
christian.vanhorn@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.