

FORMER



## #6442-Orange

2 Boston Post Rd.

Orange, CT 06477

**134,664 GSF**

**Land Size: 13.65 Acres**

**Levels: 1**

**Owned/Leased: Owned**

### Property Info

- Located on Route 1 (24,500 CPD) in the strong regional retail trade area of Orange and Milford, CT
- Situated in proximity to New Haven, CT, the second largest city in state
- Strong density in the area with 216,000 people residing in the Greater New Haven area
- Accessible from I-95 (150,000 CPD), the major highway connector between New York City and the rest of New England
- Strong national area retailers include Target, Lowe's Home Improvement, Best Buy, Home Depot and Walmart
- Local campuses of Yale and New Haven Universities make New Haven a strong educational corridor



### 2017 Demographic Summary

<b>TOTAL POPULATION</b>	216,436
<b>DAYTIME POPULATION</b>	244,951
<b>AVERAGE HH INCOME</b>	\$52,091
<b>AVERAGE AGE</b>	34.7

### TRAFFIC COUNTS

<b>ROUTE 1</b>	21,000 CPD
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#### LOCAL CONTACT

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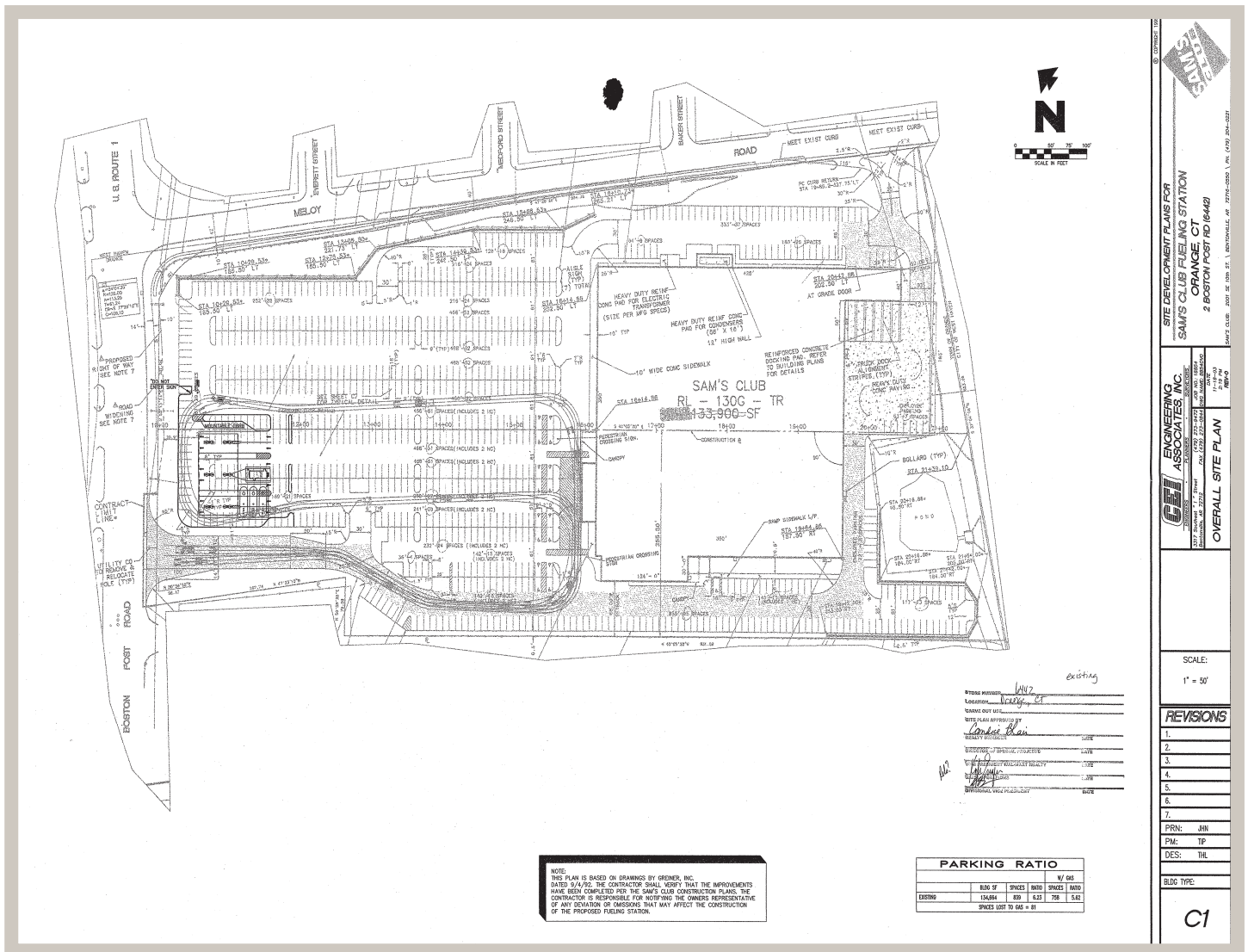
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