



KNG
REALTY

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FOR LEASE

**STREET
PARKING**



340 DIXWELL AVENUE
NEW HAVEN CT

TWO RETAIL SPACES FOR LEASE

SPACE 1 - 1,250 SF | SPACE 2 - 960 SF

HIGHLIGHTS

- 2 FIRST FLOOR RETAIL SPACES AVAILABLE FOR LEASE
- LOCATED ON DIXWELL AVENUE, A WELL-KNOWN COMMERCIAL CORRIDOR WITH STEADY NEIGHBORHOOD TRAFFIC AND LOCAL BUSINESSES.
- IDEAL LAYOUT FOR RETAIL, BOUTIQUES, BARBERSHOPS, BEAUTY & COSMETICS
- GROUND-FLOOR VISIBILITY WITH DIRECT CUSTOMER ACCESS
- BRIGHT, OPEN LAYOUT IDEAL FOR MERCHANDISING AND DISPLAYS

MINUTES FROM I-91



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- RETAIL SPACE FOR LEASE
- 1,250SF +/- OF VERSATILE RETAIL SPACE
- PRIME CORNER LOCATION WITH EXCELLENT STREET VISIBILITY
- 15+ FOOT CEILINGS
- RAW SPACE FOR FLEXIBLE LAYOUTS AND OPEN FLOOR PLANS
- LARGE FRONT WINDOW PROVIDING ABUNDANT LIGHT
- BRIGHT, OPEN LAYOUT IDEAL FOR MERCHANDISING AND DISPLAYS
- ONE PRIVATE RESTROOM
- HIGH TRAFFIC EXPOSURE ON BUSY INTERSECTION OF WEST AVE AND FAIRFIELD AVE
- RETAIL VENDORS, BOUTIQUE SHOPS, SPECIALTY STORES, SALONS OR SERVICE-BASED BUSINESSES
- GREAT OPPORTUNITY TO ESTABLISH YOUR RETAIL PRESENCE
- TENANT IMPROVEMENT ALLOWANCE AVAILABLE

LEASE PRICE **CONTACT FOR PRICING**

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340 DIXWELL AVE NEW HAVEN CT



- AFFORDABLE COMMERCIAL SPACE FOR LEASE
- 960 SF +/- OF FUNCTIONAL RETAIL SPACE
- LARGE FRONT WINDOWS PROVIDING EXCELLENT NATURAL LIGHT AND DISPLAY VISIBILITY
- 15+ FOOT CEILINGS
- RAW SPACE FOR FLEXIBLE LAYOUTS AND OPEN FLOOR PLANS
- ONE PRIVATE RESTROOM
- HIGH TRAFFIC EXPOSURE ON CORNER OF DIXWELL AVE AND MUNSON ST.
- TENANT IMPROVEMENT ALLOWANCE AVAILABLE



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PROPERTY FACTS

340 DIXWELL AVENUE

Total Building SF	69,729
Available SF	1,250/960 SF
Year Built	2025
Ceiling Height	15'
Parking	Paved Lot
Stories	4
Construction	Masonry
A/C	Central Air
Zoning	BA
Heat	Forced Air/Gas
Roof	Flat/Tar/Gravel
Assessment	2,292,850
Mill Rate	39.40