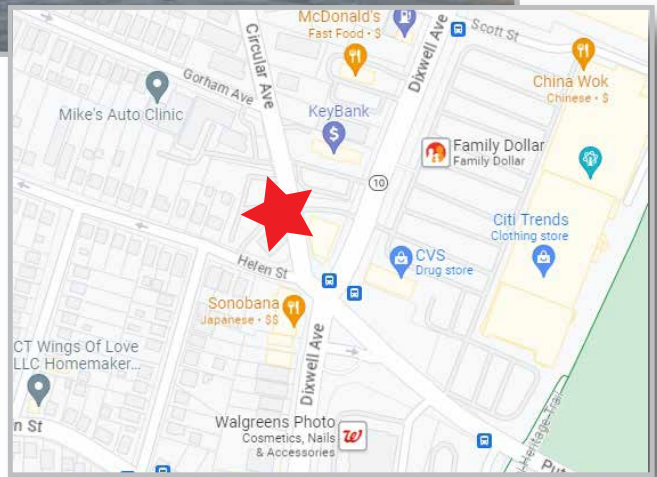


# FOR SALE or LEASE - 6,124 SF +/- FREESTANDING RETAIL/OFFICE BUILDING ON .85 +/- AC 20 Circular Ave, Hamden, CT



COLONIAL PROPERTIES



## PROPERTY INFORMATION

- **Sale Price:** **\$650,000**
- **Lease Rates:** **1st Flr- \$20/SF NNN**  
**2nd Flr- \$10/SF NNN**
- **Availabilities:** **1st Flr- 3,124 SF +/-**  
**2nd Flr- 3,000 SF +/-**
- **Building SF:** **6,124 SF +/-**
- **Lot Size:** **.85 +/- Acres**
- **Zone:** **T5**
- **Property Taxes:** **\$40,792/year**
- **Parking:** **Ample**
- **Located at a 5-way intersection with 30,000 CPD**
- **423' of frontage on 3 streets**

## DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
<b>Population</b>	<b>18,135</b>	<b>119,312</b>	<b>227,236</b>
<b>Households</b>	<b>7,662</b>	<b>47,995</b>	<b>89,859</b>

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



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