

FOR LEASE: 2,000-6,220 SF +/-

RETAIL/MEDICAL END CAP UNIT

Orange Center Plaza, 464 Boston Post Road, Orange, CT



COLONIAL PROPERTIES



PROPERTY INFORMATION

Lease Price: **\$21.50/SF NNN**

NNN's: **\$5.50/SF**

Available SF: 2,000-6,220 SF +/-

Parking Spaces: Ample

Occupancy: TBD

Zoning: C-2



DESCRIPTION

Excellent high visibility opportunity! 6,220 SF +/- (sub-dividable) of prime retail/medical space located on a very busy intersection of Route 1, with 25,200 cars per day. Unit is currently fitted out as a medical office. This Plaza offers prominent signage, ample parking and is convenient to I-95, Route 34 (Derby Ave) and Route 15 (Merritt Parkway). Co-tenants include: Leslie's Pool Supplies, Cellini Jewelers, Reichbind Furs and Sayora Restaurant



200 Boston Post Road, Orange, CT 06477

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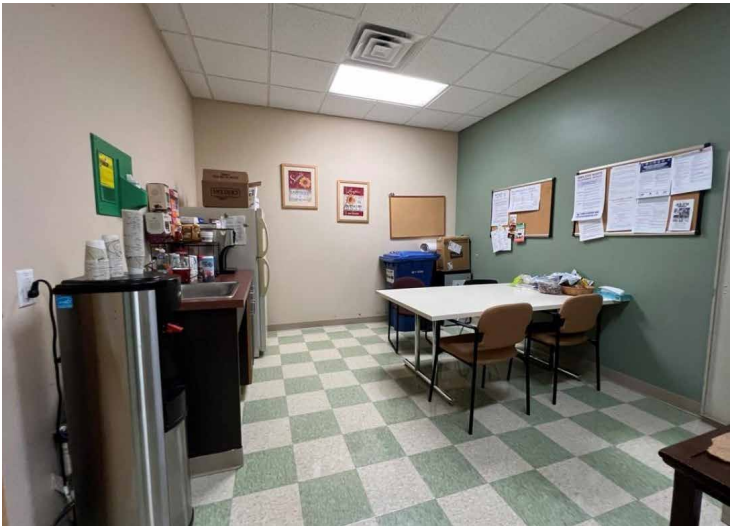
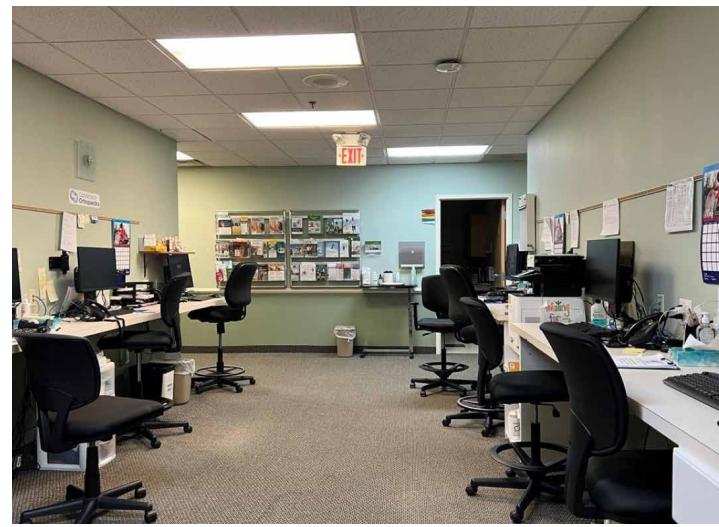
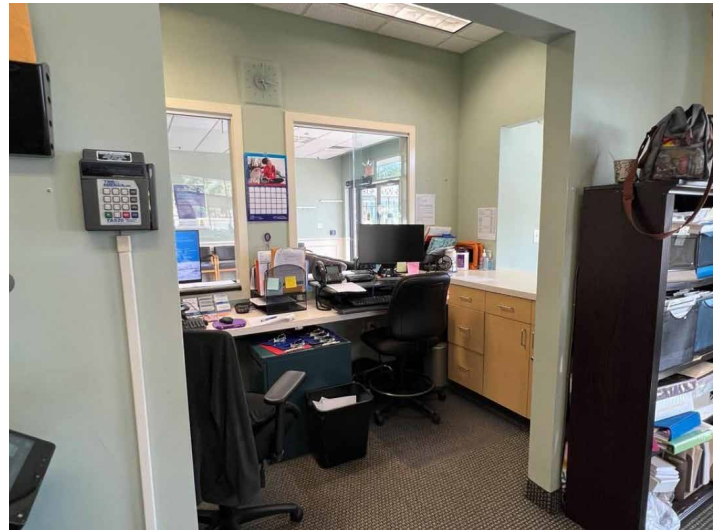


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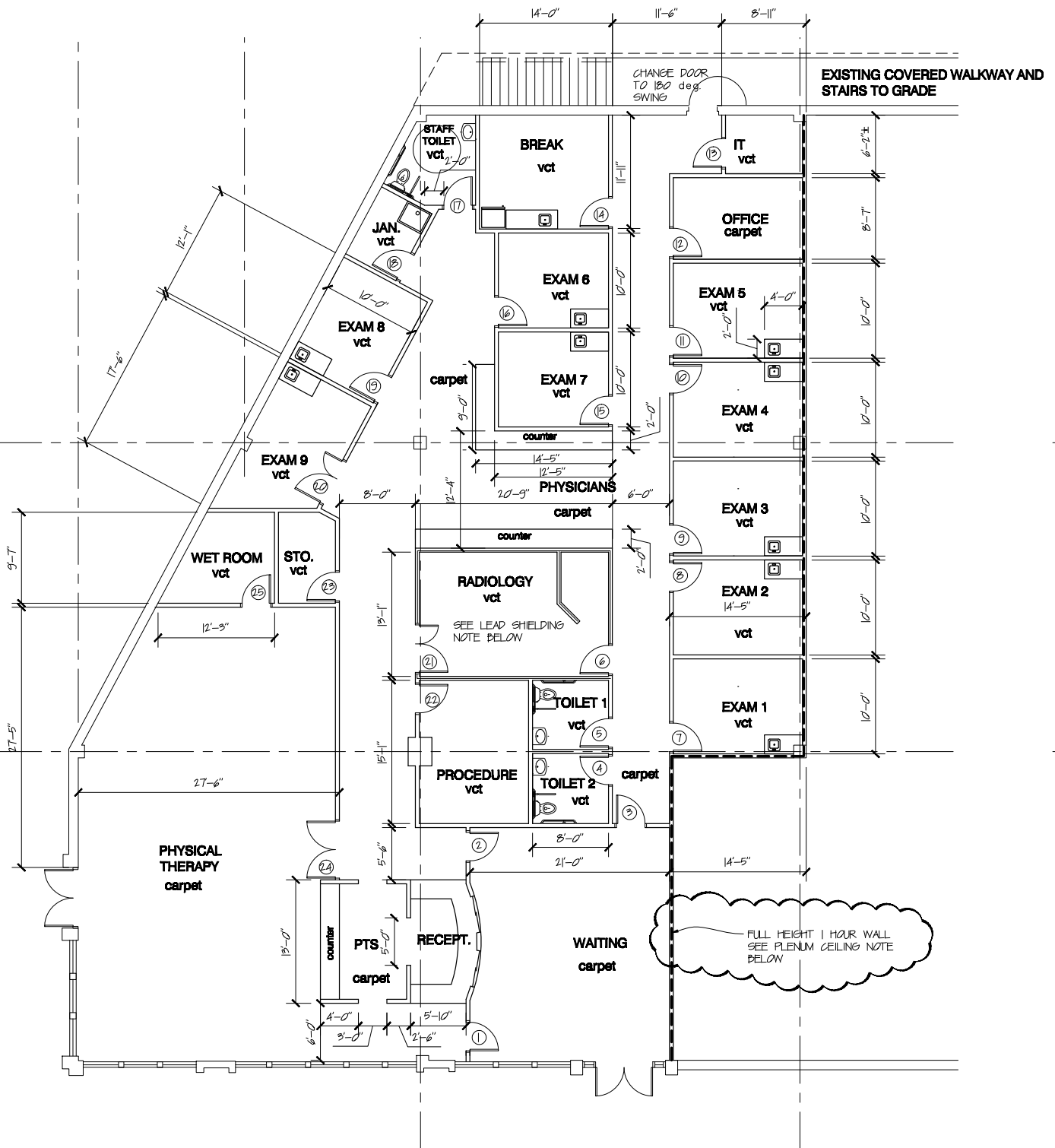
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25,200 Cars Per Day on Route 1

DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
Population	3,358	61,789	167,007
Households	1,360	23,561	65,044
Avg. HH Income	\$96,167	\$90,167	\$82,139

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