

**RETAIL/FAST-FOOD—ROUTE 1**

**RETAIL DEVELOPMENT SITE AT A LIGHT**

**ACROSS FROM UNIVERSITY OF NEW HAVEN**



**Two Contiguous Parcels  
Total of .67 Acres**

**Three Buildings  
Totaling 8,462 S.F.**

**559 Orange Avenue  
4 Rockdale Road  
West Haven, Connecticut**

**Stephen Press, SIOR**  
**203.288.1900 x123**  
**[spress@presscuzzo.com](mailto:spress@presscuzzo.com)**

# OVERVIEW

As the exclusive broker, Press | Cuozzo Commercial is pleased to offer this development site.

Retain newer industrial building and redevelop Orange Avenue parcel.

Offered for Sale at \$1,900,000

**RETAIL  
OR  
FAST FOOD  
OPPORTUNITY**

## 559 ORANGE AVENUE

- Building 1—4,262 SF
- Building 2—600 SF
- Lot Size—0.46 acres
- Real Estate Taxes—\$10,490
- Frontage — 199' on Route 1
- Zone RB
- Year Built—1959

## 4 ROCKDALE ROAD

- 3,600 sf Industrial Building
- 4 Tenants
- Lot Size—0.21 Acres
- Real Estate Taxes—\$8,544
- Frontage—90'
- Zone—RB
- Year Built—2008

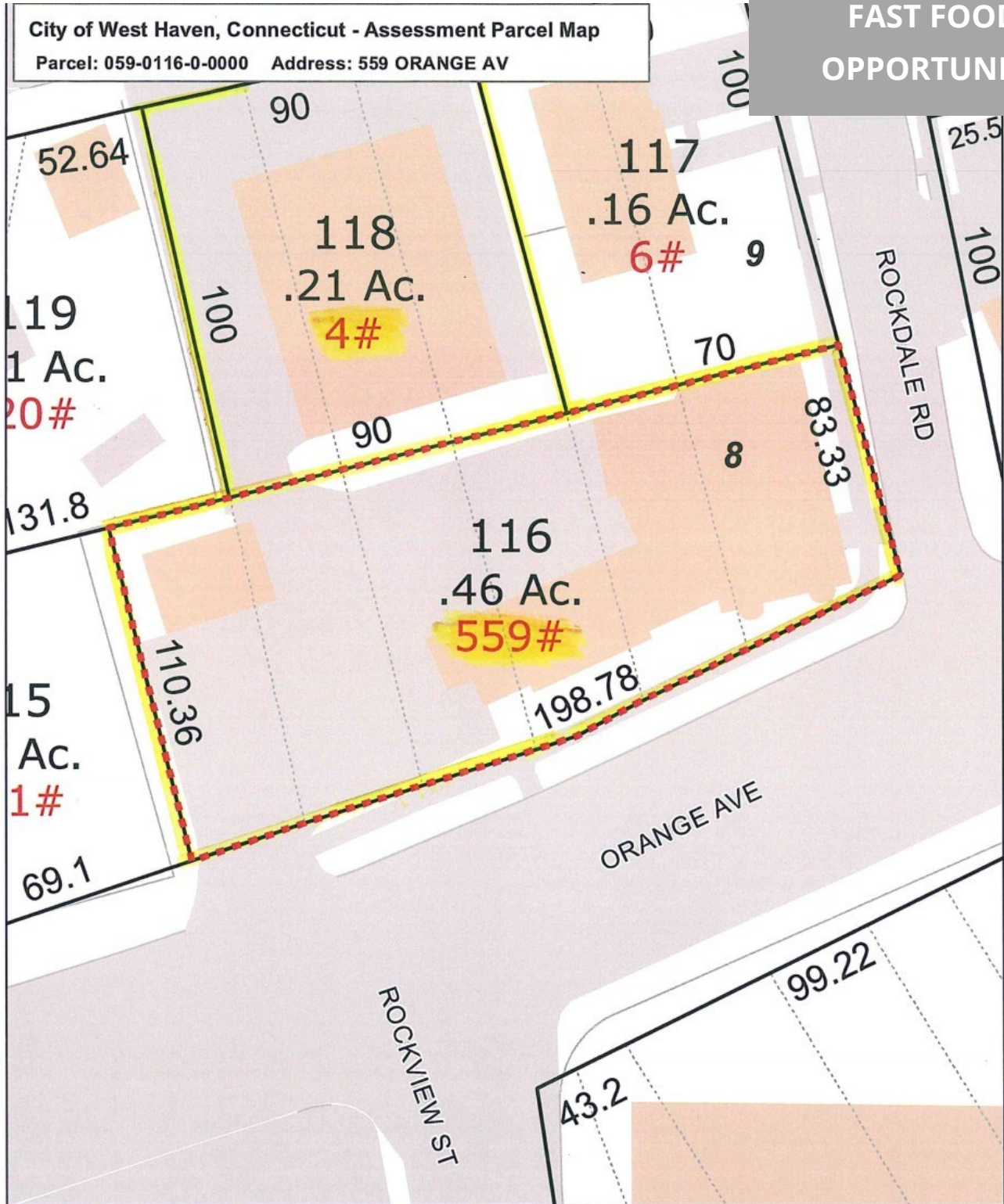
**BEING OFFERED AS A PACKAGE, MAY CONSIDER SELLING SEPARATELY  
TRAFFIC COUNT 18,000 VPD**





# ASSESSOR'S MAP

RETAIL  
OR  
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OPPORTUNITY



**Press/Cuozzo**  
REALTORS  
Commercial Services

[www.presscuozzo.com](http://www.presscuozzo.com)

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The information above is offered subject to errors, omissions, price change, prior sale, lease or withdrawal from market.

# **EXCLUSIVE BROKER**

**Delivering Results  
For Over  
40 Years!**



## **Stephen Press, SIOR Principal**

[spress@presscuozzo.com](mailto:spress@presscuozzo.com)

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Stephen Press, SIOR, Company Co-Principal and Broker of Press/Cuozzo Realtors, has been successfully marketing special properties since 1977. Stephen provides seller/buyer and tenant/landlord representation services to many of the area's well-known companies and directs Press/Cuozzo Commercial Services' commercial and investment sales team with assisting clients in the acquisition and disposition of various types of properties. Stephen and the team have been recipients of numerous annual Commercial and Investment Division Deals of the Year Awards for both sales and leasing transactions.

Stephen is a member of the Society of Industrial and Office Realtors and the New Haven Middlesex, Connecticut and National Associations of Realtors. As a member of the New Haven Middlesex Association of Realtors, Stephen served on numerous committees and held various association offices before becoming its president in 1992. He was named Realtor of the Year in 2003.

For his work in the civic arena, Stephen was awarded the Business New Haven Community Service Award in 2002.



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