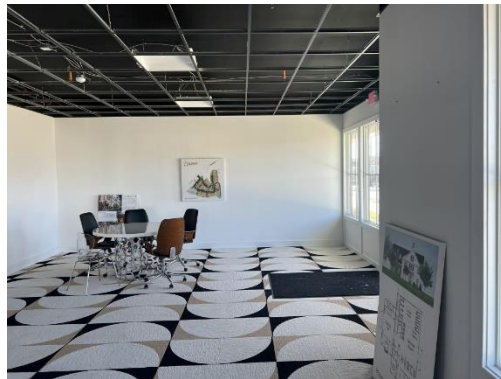


FOR LEASE | NEW RETAIL / OFFICE SPACE FOR LEASE IN NEIGHBORHOOD SETTING
1 UNIT: 1,291± SF AVAILABLE



367-383 East Main Street, Branford, CT 06405
 LEASE RATE: \$28.00/SF Gross + Electric

Ranked in Top 50
 Commercial Firms in U.S.



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 OUR LISTINGS!**

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 with the camera on your
 smart phone to sign-up for
 email notifications.



Property Highlights

- New Construction Retail / Office Space for Lease
- Neighborhood Setting Surrounded by Residential Apartments
- 1 Retail / Office Space:
 - **Unit 2: 1,291± SF**
- Route 1 Location
- ADT: 19,500± SF
- Many area amenities nearby

For more information contact:

Frank Hird, SIOR | 203-643-1033 | fhird@orlcommercial.com or Will Braun | 203-804-6001 | wbraun@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
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BUILDING INFORMATION

AVAILABLE AREA	1,291± SF
MAX CONTIGUOUS AREA	1,291± SF
MINIMUM AREA	1,291± SF
NUMBER OF FLOORS	Ground Floor Retail
CONSTRUCTION	Wood Frame
ROOF TYPE	Asphalt Shingles
YEAR BUILT	2024

SITE INFORMATION

SITE AREA	9.44± Acres
ZONING	BL
PARKING	Open Parking
SIGNAGE	Building
VISIBILITY	Excellent
FRONTAGE	400±
HWY ACCESS	I-95
TRAFFIC COUNT	19,500±

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Electric, Heat Pump
ELECTRIC SERVICE	125amps

UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Yes

EXPENSES

RE TAXES	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
MAINTENANCE	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord

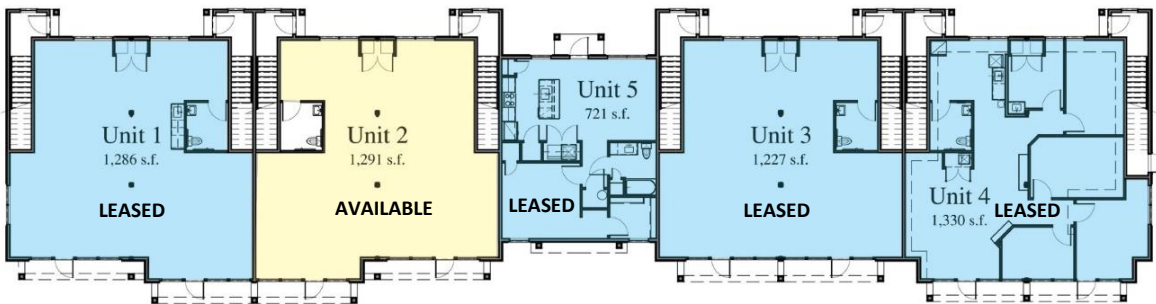
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 - Shopping
 - Banking
 - Dining

COMMENTS O,R&L Commercial is pleased to present Retail / Office space for Lease located in a newly built Mixed-Use neighborhood development on East Main Street / Route 1 in Branford, CT. The availability consists of 1 unit: Unit 2 - 1,291 SF. This newly built construction features excellent visibility along East Main Street in Branford. The property has over 400 feet of frontage overlooking Route 1 with an average daily traffic of approximately 19,500. This is a busy area of Route 1 surrounded by many amenities with easy access to Route 139 and highways.

AREA RETAIL DK Aesthetic Clinic, Parthenon Diner, Café Fiore (restaurant), New England Car Wash, Automotive Excellence, Branford Wine & Spirits, Dunkin', Mobil, Gourmet Wok, Zane's Cycles, & Walgreens

DIRECTIONS I-95 to Exit 55 to East Main Street / Route 1



Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



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