

FOR LEASE | 700 & 720± SF RETAIL / OFFICE / SERVICE SPACE THE SHOPS AT STRAWBERRY HILL – ROUTE 1, GUILFORD

1250-1310 Boston Post Road, Guilford, CT 06437

LEASE RATE: \$16/SF Gross + Utilities

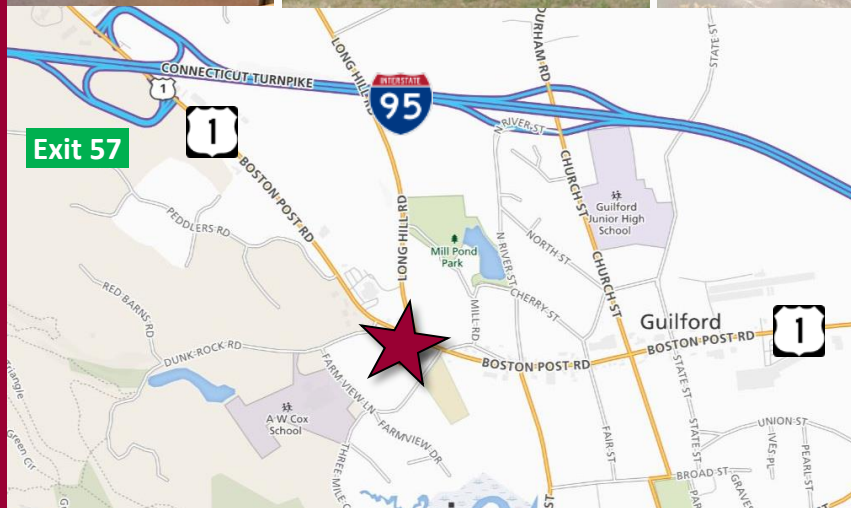


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- The Shops at Strawberry Hill
- Building #1250 - 700± SF
- Building #1250 - 720± SF
- Route 1 location
- ADT: 12,400±
- Ample open parking
- Signalized access to plaza
- I-95 to Exit 57

For more information contact:

Will Braun | 203-804-6001 | wbraun@orlcommercial.com or Sam Crampton | 203-343-8426 | scrampton@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

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLDG AREA #1250: 26,937± SF
#1300: 10,961± SF

AVAILABLE AREA #1250 – 700 & 720± SF

NUMBER OF FLOORS

CONSTRUCTION 2 – Residential above

ROOF TYPE Wood Frame, Clapboards

YEAR BUILT Asphalt Shingles
1978

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air

TYPE OF HEAT Oil, Forced Air

UTILITIES

SEWER Septic

WATER Public Connected

COMMENTS 700± SF and 720± SF Retail / Service space for Lease in Building #1250 at The Shops at Strawberry Hill, a neighborhood shopping center consisting of 3 buildings located on Route 1 in the town of Guilford, CT. Signalized access to plaza and average daily traffic on Route 1 is in excess of 12,400.

DIRECTIONS Exit 57 to Boston Post Road (Route 1) to The Shops at Strawberry Hill

SITE

SITE AREA #1250: 1.45± acres
#1300: .82± acre

ZONING C-3

PARKING Ample open parking

SIGNAGE On building

VISIBILITY Excellent on Route 1

HWY ACCESS I-95, Exit 57

TRAFFIC COUNT 12,400± on Route 1

EXPENSES

RE TAXES Tenant Landlord

UTILITIES Tenant Landlord

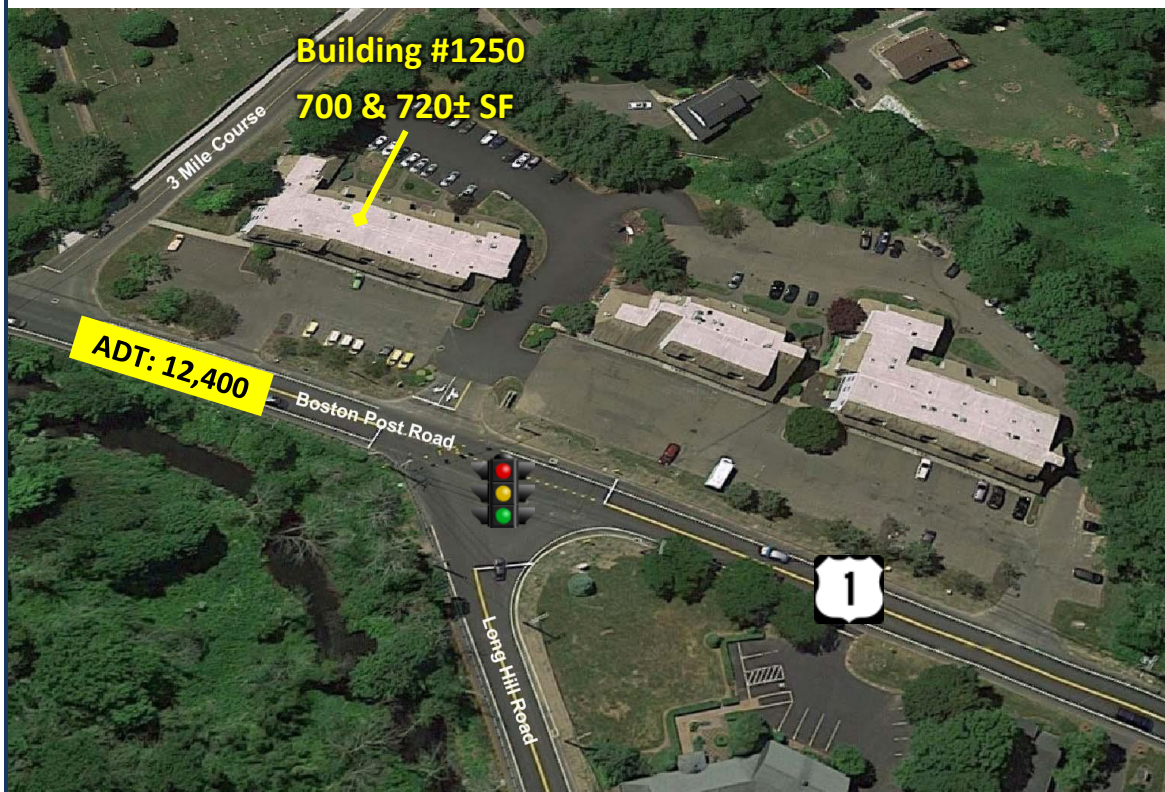
INSURANCE Tenant Landlord

MAINTENANCE Tenant Landlord

JANITORIAL Tenant Landlord

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- **Building #1250 - 700± SF**
- **Building #1250 - 720± SF**
- Route 1 location
- ADT: 12,400±
- Ample open parking
- Signalized access to plaza
- I-95 to Exit 57
- Many area amenities
 - Shopping
 - Banking
 - Dining



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