



Reduced Sale Price  
**\$2,100,000**

## 645 Foxon Road East Haven, CT 06513

**±14,855 sf retail building on ±1.54 acres**

This ±14,855 sq ft retail building is a free-standing property located on a spacious ±1.54-acre lot at 645 Foxon Road in East Haven, CT. Formerly a Rite Aid, the building offers a prime location for retail businesses, with ample space for a variety of commercial uses.

### Features

- ±14,855 sf retail building on ±1.54 acre site
- Built in 2008
- Highly visible and accessible location on Foxon Road
- Large open floor plan ideal for retail use
- Ample on-site parking available
- Easily accessible from major roads and highways

**Jay R. Wamester SIOR**  
860 616 4031  
[jay.wamester@ct.colliers.com](mailto:jay.wamester@ct.colliers.com)

864 Wethersfield Avenue  
Hartford, CT 06114  
860 249 6521 Main

[colliers.com/hartford](http://colliers.com/hartford)

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



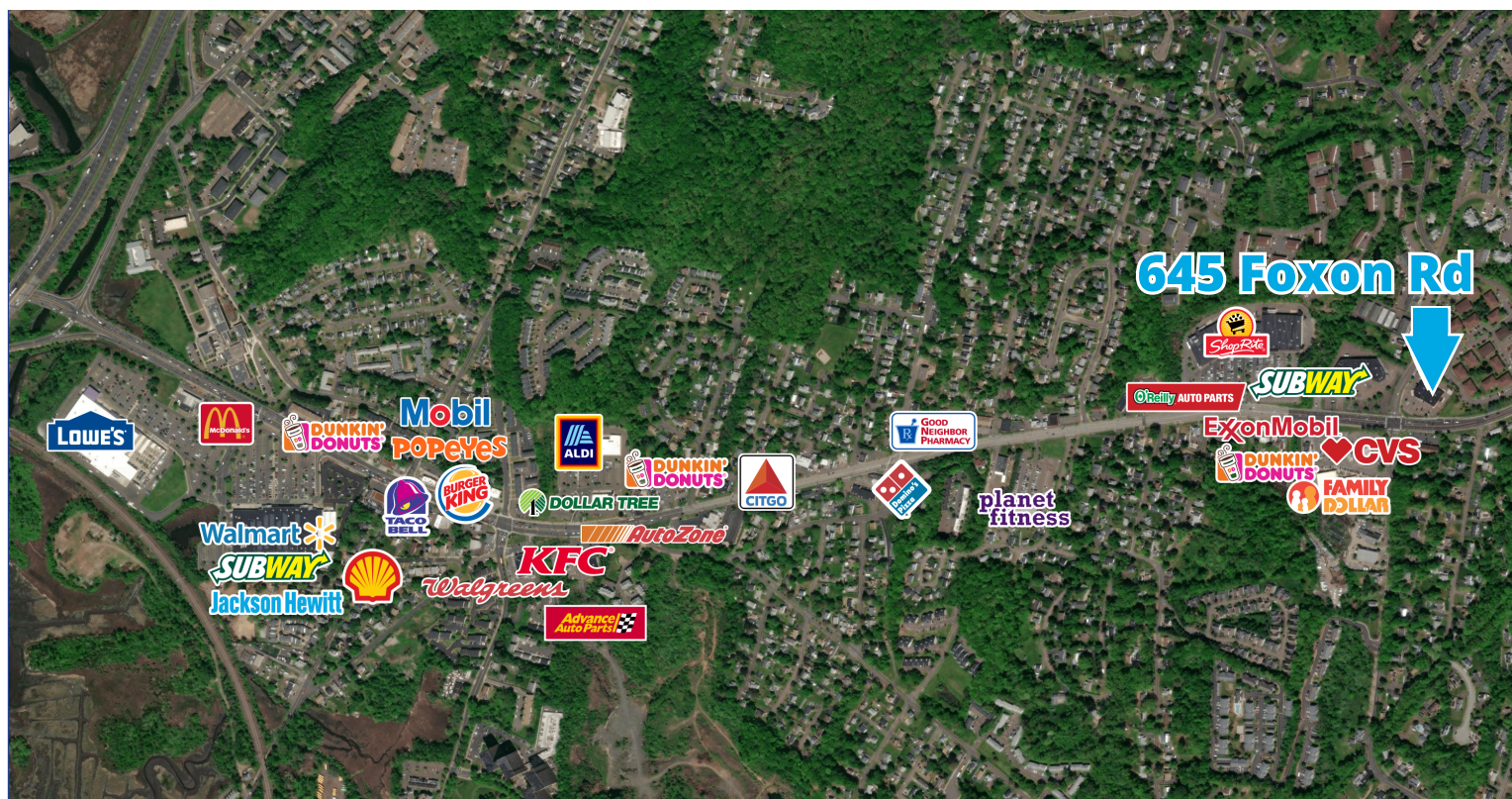
# Demographics

	Pop.	HH	Avg HH \$
1 Mile	9,498	3,651	\$84,169
3 Miles	60,741	23,194	\$72,616
5 Miles	201,596	80,380	\$84,178

## TRAFFIC COUNTS

Foxon Rd & Mill St	15,178 vpd
Thompson St & Gay St N	8,387 vpd
Foxon Rd & Mill St E	18,841 vpd

# Location



Colliers

**Contact**  
**Jay R. Wamester SIOR**  
860 616 4031  
[jay.wamester@ct.colliers.com](mailto:jay.wamester@ct.colliers.com)

864 Wethersfield Avenue  
Hartford, CT 06114  
860 249 6521 Main  
[colliers.com/hartford](http://colliers.com/hartford)



# Aerial



**Colliers**

**Jay R. Wamester SIOR**  
860 616 4031  
[jay.wamester@ct.colliers.com](mailto:jay.wamester@ct.colliers.com)

864 Wethersfield Avenue  
Hartford, CT 06114  
860 249 6521 Main  
[colliers.com/hartford](http://colliers.com/hartford)