



NEW HAVEN, CT

466-480 FOXON BOULEVARD

1,800 SF END CAP AVAILABLE



PROJECT DETAILS

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PROPERTY HIGHLIGHTS

- This offering represents one of the strongest small-format retail opportunities currently available in the Foxon Boulevard trade area
- **1,800 SF** Highly Visible End-Cap Opportunity
- **Prime end-cap location** within a dominant neighborhood retail center anchored by Aldi, AutoZone, and Dollar Tree
- Exceptional frontage and exposure at a signalized intersection on Foxon Boulevard with **±31,239 vehicles per day (ADT)**
- Strong daily-needs traffic driven by nearby national retailers, including **Walmart** and **Lowe's**
- Pylon signage opportunity providing additional visibility and brand exposure along Foxon Boulevard



POPULATION

1 MILE

3 MILES

5 MILES

14,291

89,761

240,099



DAYTIME POPULATION

11,007

86,979

258,269



MEDIAN HH INCOME

\$48,446

\$64,385

\$67,879



MARKET
AERIAL



BIRDSEYE
AERIAL

 **DOLLAR TREE**
 **DentalStar**
 **WaveMAX**
LAUNDRY
 **MATTRESS**
DEDE



SITE
1,800 SF



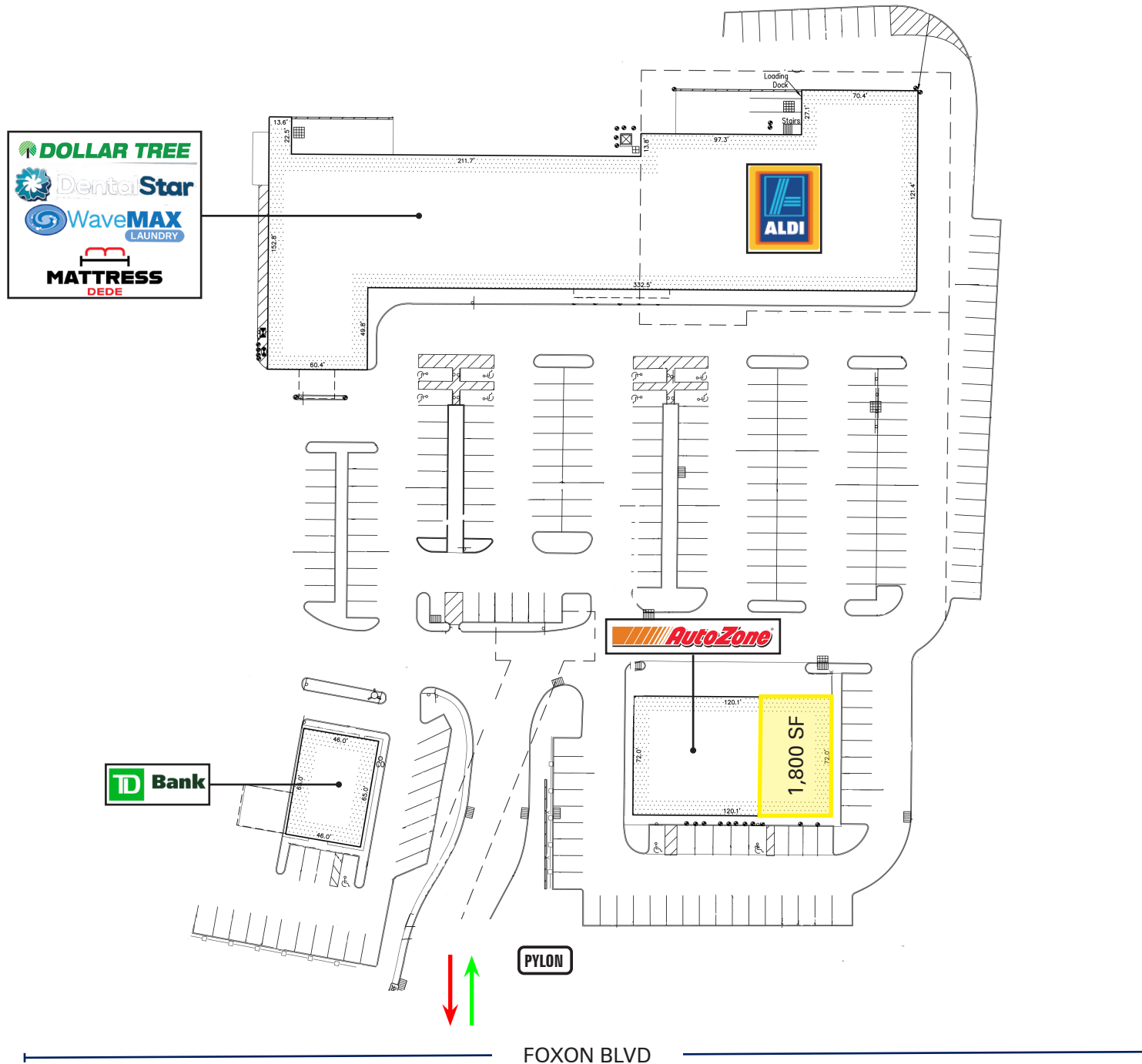
PLYON

31,239 ADT

FOXON BLVD



SITE PLAN



FOXON BLVD

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