



Ranked in Top 50
Commercial Firms in U.S.



FOR SALE OR LEASE

10 HEMINGWAY AVE, EAST HAVEN, CT 06512

11,240± SF RETAIL BUILDING WITH DRIVE-THRU | 1.28± ACRES

SALE PRICE: \$2,350,000 | LEASE RATE: \$15/SF NNN

HIGHLIGHTS

- 11,240± SF Retail Building with Drive-thru
- Former Rite-Aid on 1.28± Acres
- 53 Parking Spaces, 4.72/1,000
- Located at 4-Way Intersection with Traffic Light
- Current ADT: 21,300± Average Daily Traffic
- Close proximity to Tweed Airport's proposed new entrance for added traffic flow!

CONTACT

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WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rllee@orlcommercial.com | License: REB.0758300

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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11,240± SF RETAIL BUILDING with DRIVE-THRU

10 Hemingway Ave, East Haven, CT



Tweed New Haven Expansion

Position your investment at the very epicenter of regional growth! With the imminent opening of Tweed New Haven Airport's state-of-the-art terminal, this property at 10 Hemingway Avenue is set to become one of the most visible locations in East Haven. The airport's new master plan reroutes all passenger and terminal traffic directly off Hemingway Avenue and onto Proto Drive, the new main entrance. This isn't just a street; it's the future gateway for over a million travelers a year, and your property sits directly on their path, offering a front-row seat to an unprecedented flow of daily traffic.

This is more than just a prime location; it's a strategic acquisition. As the primary artery to the new terminal, the daily volume of travelers, ride-shares, taxis, and airport-related services passing this address will be immense and sustained. Imagine the unparalleled exposure for a business or the built-in value appreciation for an investor. Seize the opportunity now to own a landmark property that will capitalize directly on the region's largest infrastructure project, securing a cornerstone asset at the entrance to Southern Connecticut's modern air travel hub.



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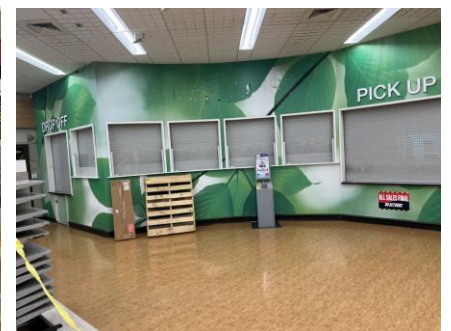
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10 Hemingway Ave, East Haven, CT

BUILDING INFORMATION

GROSS BLDG AREA: 11,240± SF

AVAILABLE AREA: 11,240± SF

of FLOORS: 1 Story

CEILING HEIGHT:

CONSTRUCTION: Masonry, Concrete Block

ROOF TYPE: Membrane

YEAR BUILT: 1999

MECHANICAL EQUIPMENT

AIR CONDITIONING/HEAT: Central Air

HEAT: Forced Hot Air, Gas

SPRINKLERED: Yes, 100%

ELECTRIC/POWER: 600amps, 3ph

SITE INFORMATION

SITE AREA: 1.28± Acres

ZONING: CB-2

PARKING: 53 Spaces, 4.72/1,000

SIGNAGE: At Street & On Building

FRONTAGE: 170.38 Feet

VISIBILITY: Located at Intersection of
Coe Ave & Route 142/Short Beach Rd

HWY ACCESS: I-95

TRAFFIC COUNT: 21,300±

UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

TAXES

ASSESSMENT: \$2,034,550

MILL RATE: 33.44

TAXES: \$68,035.36 (2025)

EXPENSES

RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



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