

# LAND AVAILABLE FOR LEASE

## 5 East Industrial Rd. (Exit 56. I-95) Branford, CT



### PROPERTY OVERVIEW

**ADDRESS** 5 East Industrial Road, Branford, CT 06405

DETAILS	FEATURES
<b>LOT SIZE</b> 1.4 Acres	<ul style="list-style-type: none"> <li>• Conveniently located off of Interstate-95 South (Exit 56)</li> <li>• Great visibility from Interstate-95 and E Industrial Road</li> <li>• High traffic retail corridor</li> <li>• Strong demographics with 20,000+ people reside within 3 mile radius of site</li> </ul>
<b>TAXES</b> \$9,259 (Current Taxes Annually)	
<b>TYPE</b> Ground lease or build-to-suit	
<b>USE</b> Retail, restaurant, or medical or gas station/convenience	

### ABOUT US

New England Retail Properties, Inc. is a full service commercial real estate development and brokerage company specializing in shopping center leasing, development and investment sales.

### EXCLUSIVE BROKER

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DEMOGRAPHICS REPORT	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	20,105	54,335	283,059
TOTAL # OF HOUSEHOLDS	8,784	23,676	114,978
AVG. HOUSEHOLD INCOME	\$129,331	\$130,092	\$97,596
<b>TRAFFIC COUNTS</b>			
EAST INDUSTRIAL ROAD	5,110 VPD	INTERSTATE-95 (EXIT 56)	75,979 VPD



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