

# PRIME RETAIL SPACE – DOWNTOWN NEW HAVEN

## 1,297± SF AVAILABLE FOR LEASE

824 Chapel Street, New Haven, CT 06510

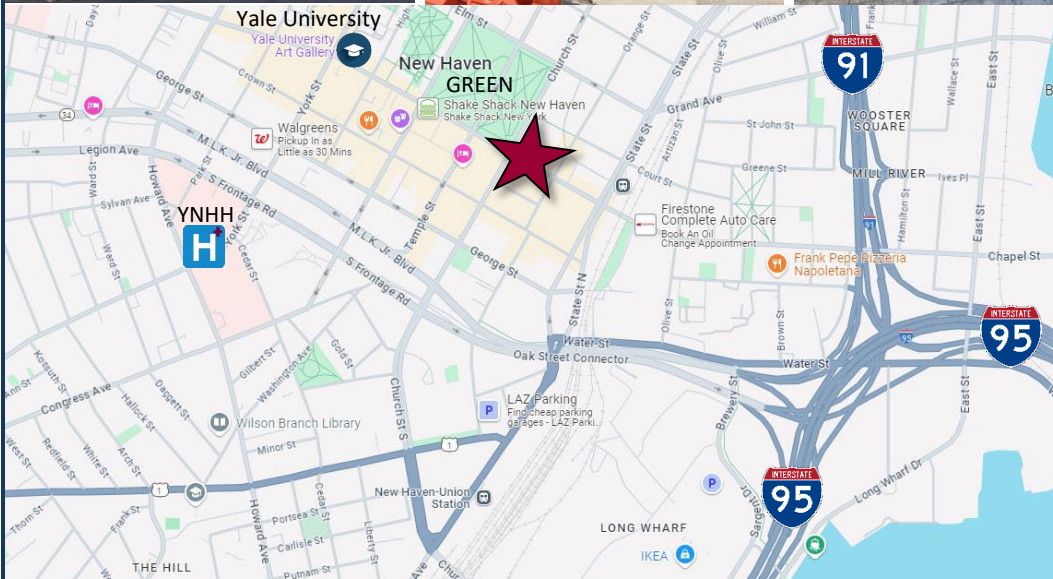
LEASE RATE: \$25/SF NNN



Ranked in Top 50  
Commercial Firms in U.S.



Proposed New Facade



### Property Highlights

- Prime Downtown New Haven Location
- Situated on the edge of New Haven Green
- **1,297± SF Street Level Retail Space for Lease**
- Yale Community
- High Traffic & Visibility
- Adjacent to 162-Unit Student Housing Development Currently Under Construction
- Close Proximity to over 1,000 Residential Units Currently Under Construction
- Many area amenities

For more information contact: [Will Braun, 203-804-6001, wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

[Nick Leone, 203-903-6709, nleone@orlcommercial.com](mailto:nleone@orlcommercial.com) or [J. Richard Lee, 203-643-6001, rlee@orlcommercial.com](mailto:rlee@orlcommercial.com)

**O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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  
Broker of Record: J. Richard Lee | (203) 643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) | License: REB.0758300

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### BUILDING INFORMATION

GROSS BLDG AREA 10,639± SF  
AVAILABLE AREA 1,297± SF  
WILL SUBDIVIDE TO 1,297± SF  
NUMBER OF FLOORS 2  
CONSTRUCTION Masonry  
ROOF T&G Rubber  
YEAR BUILT 1900

### MECHANICAL EQUIPMENT

AIR CONDITIONING Partial  
TYPE OF HEAT Oil/Gas, Forced Air

### UTILITIES

SEWER Public Connected  
WATER Public Connected  
GAS Yes

### SITE INFORMATION

SITE AREA 0.51± Acres  
ZONING BD1  
SIGNAGE Building  
VISIBILITY Excellent  
HWY ACCESS I-95 & I-91

### EXPENSES

RE TAXES  Tenant  Landlord  
UTILITIES  Tenant  Landlord  
INSURANCE  Tenant  Landlord  
MAINTENANCE  Tenant  Landlord  
JANITORIAL  Tenant  Landlord

### DIRECTIONS

I-95 to Exit 47 toward Martin Luther King Blvd/Downtown New Haven to Oak St Connector to Church St to Chapel St.

### COMMENTS

O,R&L Commercial is pleased to offer 1,297± SF of street level Retail space for Lease located at 824 Chapel Street in downtown New Haven. Located in one of the highest trafficked and developing areas of the city, a 162-unit student housing development is currently under construction directly adjacent to this property and set to be completed in 2024. One block away is the ever popular Elm City Market, along with the 360 State high-rise consisting of 500 residential apartments. Walking distance to Yale University's campus, as well as the New Haven town green and Yale New Haven Hospital.

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  - Shopping
  - Banking
  - Dining



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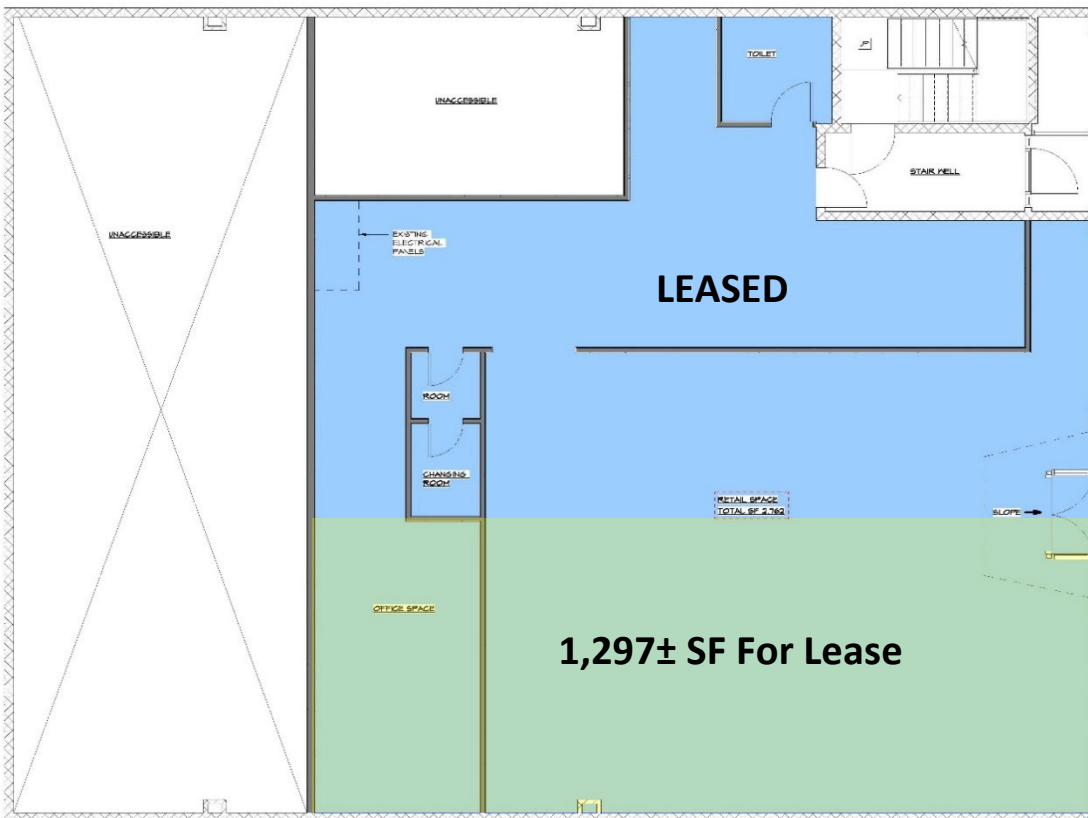


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