



LAND FOR SALE

392-404 EAST MAIN STREET, BRANFORD | 1.1± ACRES

SALE PRICE: Pricing Upon Request

HIGHLIGHTS

- 1.1± Acres for Sale
- Route 1 / East Main Street Location
- Frontage: 150 Feet
- Close Proximity to Route 139 & I-95
- Zoning: Local Business District (BL)
 - Retail
 - Office, Banks
 - Restaurants
 - General Automotive Sales
 - Service Uses
- ADT: 18,000± on Route 1 / East Main St

CONTACT

Will Braun

Cell: 203-804-6001

Email: wbraun@orlcommercial.com

Approval in place for Medical Office Building!



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 | rlee@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.

SITE INFORMATION

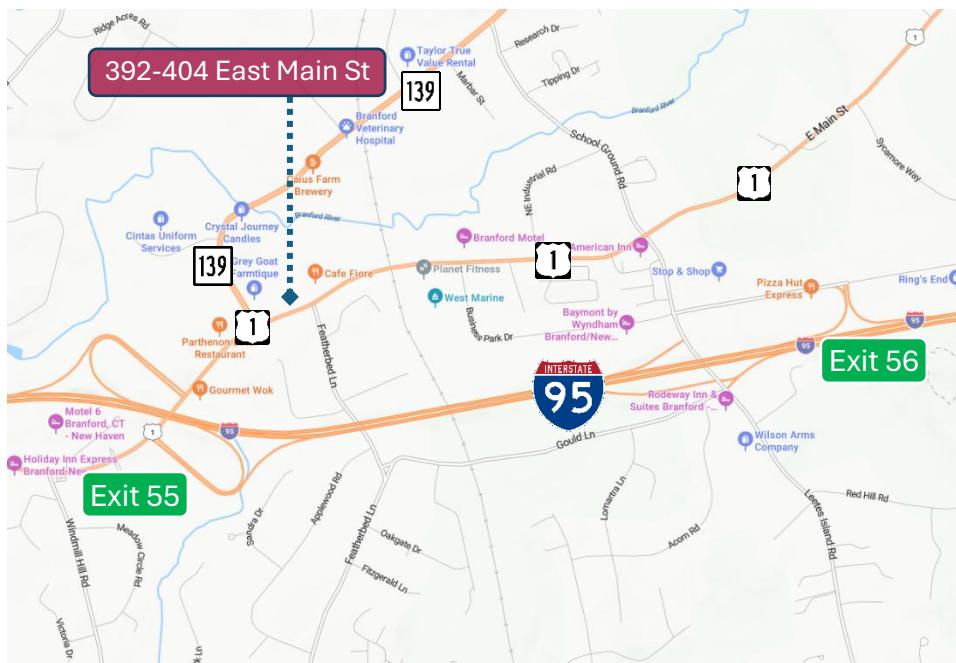
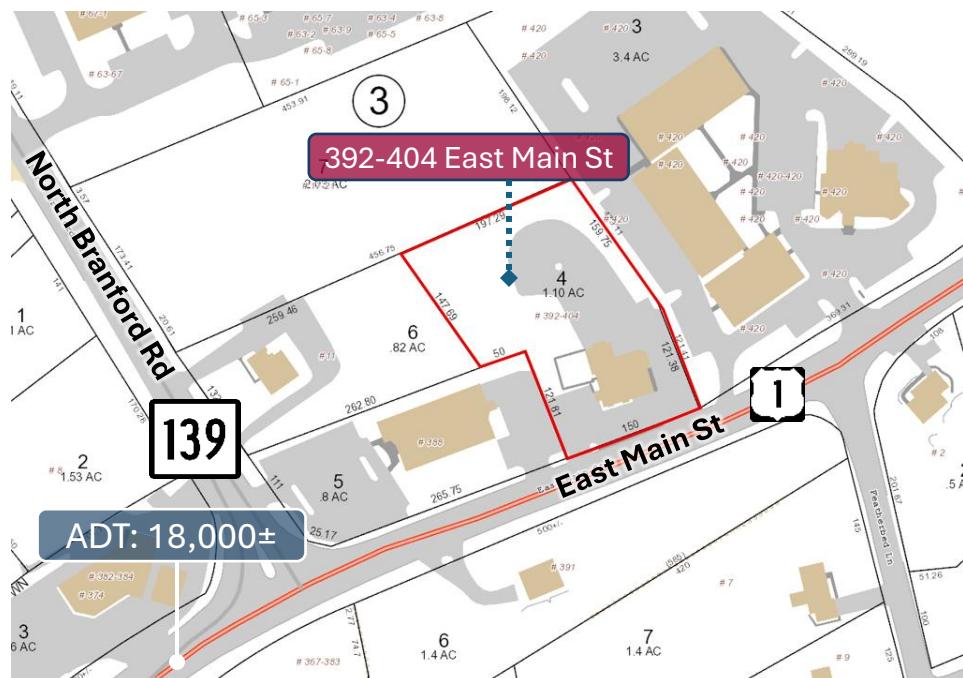
SITE AREA: 1.1± Acres
ZONING: BL – Local Business
PARKING: TBD
SIGNAGE: TBD
FRONTAGE: 150 Feet
VISIBILITY: Excellent, on Route 1
HWY ACCESS: I-95
TRAFFIC COUNT: 18,000± Route 139 Intersection

UTILITIES

SEWER/WATER: Public Available
GAS: At Street

TAXES

ASSESSMENT: \$374,300
MILL RATE: 21.40
TAXES: \$8,010.02 (2025)

Link to BL Zone – Permitted Uses**CONTACT****Will Braun**

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