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# FOR LEASE

The Mews, 288-292 East Main Street, Branford  
800± SF - 1,600± SF RETAIL / OFFICE SPACE AVAILABLE

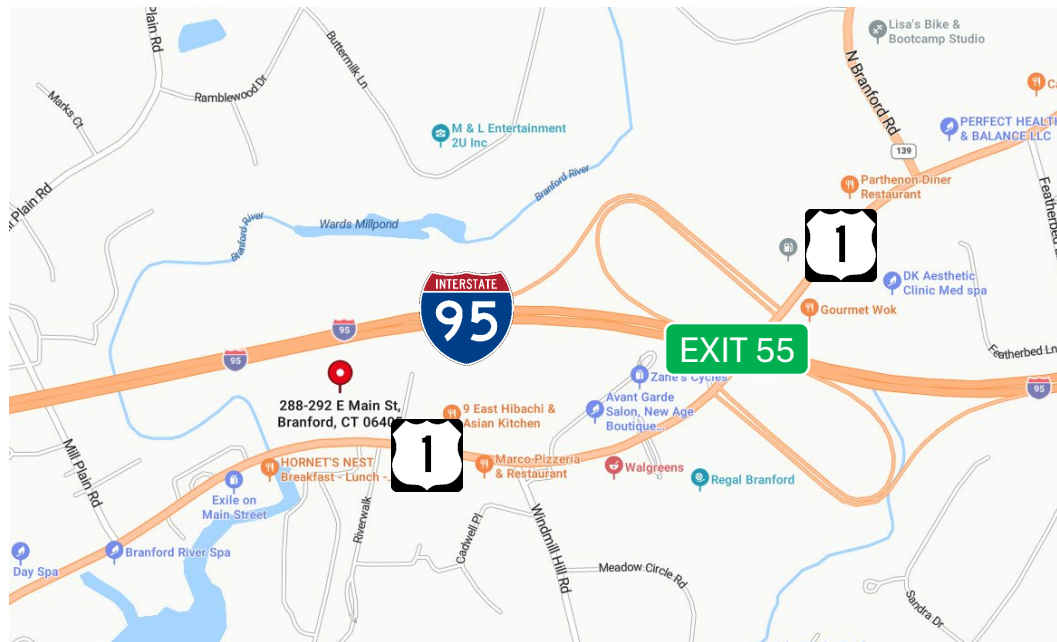
**LEASE RATE: \$18/SF Gross + Utilities**

## HIGHLIGHTS

- Neighborhood Retail Center
- 800± SF - 1,600± SF For Lease
- Mixed-Use Building with Commercial space on First Floor & Residential on Upper Levels
- Route 1 / East Main St Location
- Convenient Access to I-95 at Cedar Street Exit 55

**Will Braun,**    
 Cell: 203-804-6001  
[wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

**Nick Leone**  
 Cell: 203-903-6709  
[nleone@orlcommercial.com](mailto:nleone@orlcommercial.com)



[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



2 Summit Place, Branford, CT 06405 | (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](mailto:rlee@orlcommercial.com) | License: REB.0758300



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**LEASE RATE: \$18/SF Gross + Utilities**

**The Mews, 288-292 East Main Street, Branford**

**800± SF - 1,600± SF Retail / Office Space**

### BUILDING INFORMATION

**GROSS BLDG AREA:** 25,450± SF

**AVAILABLE AREA:** 800± SF - 1,600± SF

**# OF FLOORS:** First Floor Street Level

**CONSTRUCTION:** Wood Frame

**ROOF TYPE:** Asphalt Shingles

**YEAR BUILT:** 1976

### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air

**HEAT:** Gas, Hot Water

### SITE INFORMATION

**SITE AREA:** 2.38± Acres

**ZONING:** BR

**PARKING:** Open Parking

**SIGNAGE:** Building

**VISIBILITY:** Visible from Route 1

**HWY ACCESS:** I-95

**TRAFFIC COUNT:** 14,400±

### UTILITIES

**SEWER/WATER:** Public Connected

**GAS:** Yes

### EXPENSES

**RE TAXES:**  Tenant  Landlord

**UTILITIES:**  Tenant  Landlord

**INSURANCE:**  Tenant  Landlord

**MAINTENANCE:**  Tenant  Landlord

**JANITORIAL:**  Tenant  Landlord

### DIRECTIONS

I-95 TO EXIT 55 TO EAST MAIN ST / ROUTE 1



O,R&L Commercial is pleased to offer 800± SF - 1,600 SF of Retail / Office space for Lease in the neighborhood shopping center known as "The Mews" located on Branford's Route 1 / East Main Street. The property is a mixed-use center with first floor commercial units with a mix of retail, office, and service oriented uses. The upper level of the building consists of residential apartments. The location provides access to the amenities of Route 1 and convenient highway access to I-95.



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Cell: 203-903-6709  
[nleone@orlcommercial.com](mailto:nleone@orlcommercial.com)

**J. Richard Lee**  
Office: 203-643-1006  
[rlee@orlcommercial.com](mailto:rlee@orlcommercial.com)



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