

# CLASS A MEDICAL AND OFFICE SPACE FOR SALE OR LEASE



## PROFESSIONAL MEDICAL/OFFICE SPACE

12,000 GSF AVAILABLE  
48,000 GSF BUILDING  
SET ON 4.87 ACRE

28 Branford Road  
North Branford, Connecticut

Renee Stevens  
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# EXECUTIVE SUMMARY

Seize a rare ownership opportunity at 28 Branford Road. This 12,000 SF Class A office condominium offers exceptional visibility and flexible layouts in one of New Haven County's fastest-growing corridors.

Perfect for medical practices, wellness providers, or professional offices, this space offers an affluent customer base, & access to one of Connecticut's strongest healthcare markets. With unmatched location advantages plus build-to suite options and strong demographics, this property is positioned for both immediate use and long-term value growth.

PROFESSIONAL  
OFFICE  
MEDICAL  
BUILDING

For Sale at \$1,500,000

For Lease at \$25 SF NNN

## PROPERTY HIGHLIGHTS

- Strong Market, \$124k average HH income
- Within 2 miles to I-95, RT 1, RT 80
- Customizable layout, natural light
- Class A design, new construction
- Expanding healthcare corridor
- Accessible and ample parking

## PROPERTY SUMMARY

- Year Built: 2024
- Lot Size: 4.87 Acres
- 12,000 Gross Building Area
- Zone: I-2
- City Gas, Water, Sewer, Central Air
- 15 Minutes to Tweed Airport





# PHOTOS

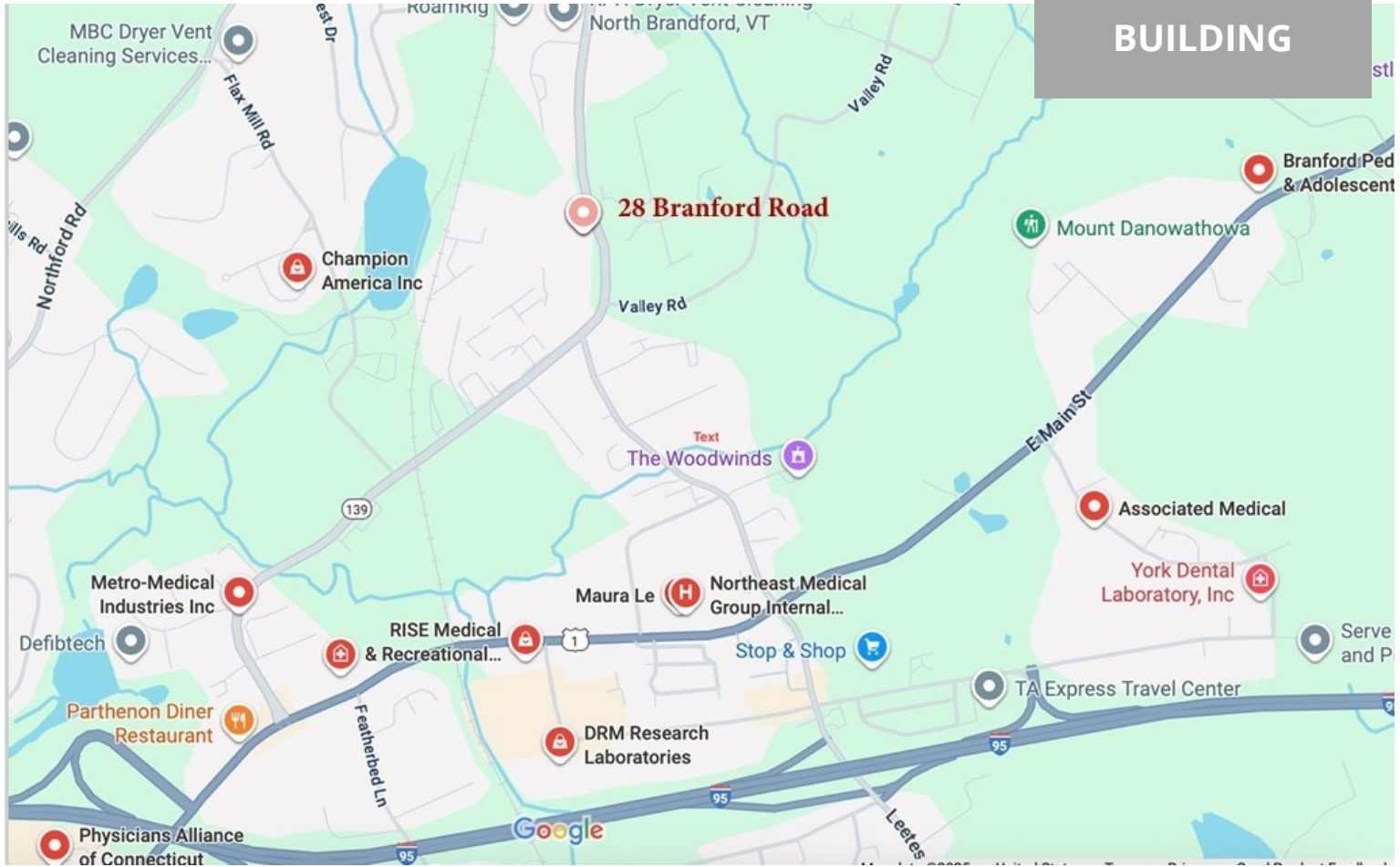
## PROFESSIONAL OFFICE/MEDICAL BUILDING





# AREA MAP

PROFESSIONAL  
OFFICE/MEDICAL  
BUILDING



## Market Demographics Snapshot

- Population Growth: +6.7% within 1 mile (2020–2024)
- Total Residents: 63,500+ within 5 miles
- Median Household Income: \$102,000 within 3 miles

## Educated & Professional Base

- 40%+ of residents hold a bachelor's degree or higher
- 58% with at least some college/associate's degree

## Daytime Activity & Businesses

- 26,000+ daytime employees within 5 miles
- 3,800+ local businesses fueling demand

## Healthcare Synergy

- Yale New Haven Hospital – 16 minutes
- Connecticut Hospice – 10 minutes
- Yale Shoreline Emergency (Goose Lane, Guilford) 12 minutes
- Urgent Care Branford – 8 minutes
- BHCare (on-site anchor tenant) – draws steady patient flow

# **Commercial Advisor**

PROVIDING EXCEPTIONAL  
SERVICE TO THE BUSINESS  
COMMUNITY FOR OVER  
30 YEARS.



**Renee Stevens**

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With over 30 years of experience in management, sales, and marketing, I bring a strategic, results-driven approach to commercial real estate. My background includes business ownership and leadership across multiple industries, giving me a strong understanding of what business owners need—especially when it comes to securing the right property to support growth and success.

Whether guiding a new venture or helping an established business expand, I'm passionate about connecting clients with opportunities that align with their vision. It's personally rewarding to help bring those visions to life.

My marketing expertise and local network allow me to craft innovative, effective strategies to sell or lease commercial properties. Clients trust me to go beyond what's expected—delivering results through hard work, creative solutions, and deep market knowledge.

I hold a Commercial & Investment Real Estate Certification (CIREC) and served as the 2023/24 Chairperson of the Commercial and Investment Division (CID) of the New Haven/Middlesex Association of Realtors. As of 2025, I am serving a three-year term on the Board of Directors for the New Haven/Middlesex Association of Realtors. I am a longtime shoreline resident, currently living in North Guilford and with an office in Hamden—bringing a strong local perspective to every deal.



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