

# RETAIL OPPORTUNITY: BUILD TO SUIT

Up to 1,600 SF on Route 1 in Branford near I-95



## 110 North Main Street, Branford Connecticut New Haven County

### AVAILABLE SPACE

AVAILABLE SF: **1,600 SF**  
MINIMUM AVAIL: **1,600 SF**  
AVAIL WHEN: **Early 2009**  
STATUS: **Build to Suit**

### BUILDING INFORMATION

GROSS BLDG SIZE **1,600 SF**  
YEAR RENOVATED **2008**  
YEAR BUILT **2008**  
CEILING HEIGHT **TBD**  
ZONING: **BL**

### PARKING

PKG FEES **n/a**  
PKG SPACES **TBD**  
PKG TYPE **Surface**  
PKG RATIO **TBD**



**Great retail opportunity on North Main St. in Branford. Ideal for bank or restaurant. Drive-thru possible pending zoning and municipal approvals.**

### FINANCIAL DETAILS

RENT/PSF: <b>\$23.00</b>	RE TAXES: <b>\$ 0.00 (TBD)</b>	BASE YEAR: <b>2009</b>
LEASE TYPE: <b>NNN</b>	INSURANCE <b>\$ 0.00 (TBD)</b>	EXP STOP: <b>n/a</b>
TI ALLOW: <b>Negotiable</b>	MAINT/CAM: <b>\$ 0.00 (TBD)</b>	HVAC: <b>Yes</b>

### RETAIL SPECIFICATIONS

TYPE: <b>Stand alone</b>	ANCHORS: <b>n/a</b>	FRONTAGE: <b>North Main Street</b>
SIGNAGE: <b>Yes</b>	OTHER TENANTS: <b>n/a</b>	FEATURES: <b>Near Mobil &amp; Dunkin Donuts. Drive-thru possible with zoning and municipal approvals.</b>
TRAFFIC: <b>19,000 Cars per day</b>	EXCLUSIONS: <b>n/a</b>	

FOR FURTHER INFORMATION CONTACT:

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