

# RETAIL BUILDING FOR LEASE - 2,218 SF LOCATED ACROSS FROM BRANFORD GREEN - ON SITE AND STREET PARKING

**221 Montowese Street  
Branford, CT 06460**

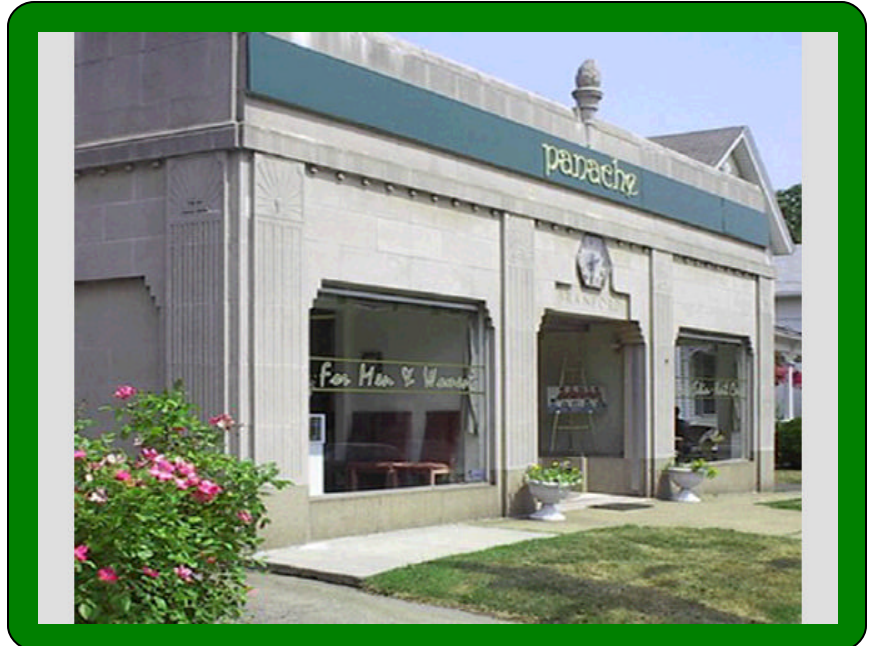
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RENTABLE SF: **2,218**  
AVAIL WHEN: **Immed.**  
STATUS: **Vacant**

## PROPERTY INFORMATION

GROSS BL SF: **3,236**  
MIN SF: **2,218**  
MAX SF: **3,236**  
LAND SF: **10,455**  
ACRES: **0.24**  
PARKING: **10**  
YEAR BUILT: **1925**  
ZONING: **BR-CB**



## COMMENTS

Attractive Art Deco architecture

## PRICING DETAILS

RENT/SF:	<b>\$25.00</b>	TERM:	<b>Min 3 yrs</b>	INSURANCE:	<b>\$0.00</b>
LEASE TYPE:	<b>NNN</b>	MAINT/CAM:	<b>\$0.00</b>	TI ALLOW:	<b>neg</b>
		RE TAXES:	<b>\$3.63</b>		

## RETAIL SPECIFICATIONS

SIGNAGE:	<b>yes</b>	MEDIAN INCOME:	<b>\$63,700.00</b>	EXCLUSIONS:	<b>None</b>
ANCHORS:	<b>None</b>	TOWN POPULATION:	<b>29,700</b>	FEATURES:	<b>1,000 sf of basement storage</b>
TRAFFIC:	<b>Car / foot</b>				

FOR FURTHER INFORMATION CONTACT:

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