

RETAIL SPACE FOR LEASE 3,400 – 4,900 SF ON THE HEART OF THE BOSTON POST ROAD, ORANGE CT



404 Boston Post Road, Orange Connecticut 06477 New Haven County

AVAILABLE SPACE

AVAILABLE SF: **4,900**
MINIMUM AVAIL: **1,500**
AVAIL WHEN: **Immed.**
STATUS: **Vacant**

BUILDING INFORMATION

GROSS BLDG SIZE **10,552**
YEAR RENOVATED **2000**
YEAR BUILT **1990**
CEILING HEIGHT **9 ft.**
ZONING: **C-2**

PARKING

PKG FEES **None**
PKG SPACES **20**
PKG TYPE **Surface**
PKG RATIO **2/1000**



COMMENTS:

Join Sunoco, Meineke Mufflers and Quick Stop. Traffic count 25,000 cars per day plus over 400 gas station customers daily through site. Two suites available: LL Rear Suite 1,500 SF / Two Level Front Suite 3,400 SF.

FINANCIAL DETAILS

RENT/MONTH: \$ 1000.00 - \$3850.00	RE TAXES: \$ 2.67 PSF	BASE YEAR: 2008
LEASE TYPE: NNN plus Utilities	INSURANCE \$ 0.00	EXP STOP: N/A
TI ALLOW: None	MAINT/CAM: \$ 1.83 PSF	

PROPERTY SPECIFICATIONS

TYPE: Existing	ANCHORS: Quik Stop	FRONTAGE: Boston Post Road
TRAFFIC: 25,000 cpd/400 through site	OTHER: Meineke	FEATURES: Separate utilities, two level unit, plenty of parking.
SIGNAGE: Yes	EXCLUSIONS: TBD	

FOR FURTHER INFORMATION CONTACT:

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