

**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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